

DASNY
STATE ENVIRONMENTAL QUALITY REVIEW
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF NONSIGNIFICANCE

Date: June 20, 2018

Lead Agency: DASNY
(Dormitory Authority State of New York)
One Penn Plaza, 52nd Floor
New York, New York 10119

Applicant: American Academy of Dramatic Arts
120 Madison Avenue
New York, New York 10016
(New York County)

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

DASNY (“Dormitory Authority 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: American Academy of Dramatic Arts
Acquisition of 118 Madison Avenue

SEQR Status: Type I Action – 6 *N.Y.C.R.R.* Part 617.4(b)(9)

Review Type: Coordinated Review

Description of Proposed Action and Proposed Project

DASNY (“Dormitory Authority State of New York”) has received a funding request from the American Academy of Dramatic Arts (“AADA” or the “Academy”) for its *Acquisition of 118 Madison Avenue* project (the “Proposed Project”). For purposes of the *State Environmental Quality Review Act (“SEQRA”)*, the Proposed Action would consist of DASNY’s authorization of the issuance of tax-exempt Revenue Bonds, Series 2018 in an estimated aggregate principal amount not to exceed \$34,000,000. The bond issue on behalf of AADA would be pursuant to DASNY’s Independent Colleges and Universities Program.

More specifically, the Proposed Project would consist of the acquisition of an approximately 31,338-gross-square-foot (“gsf”), 13-story building on an approximately 2,351-square-foot (“sf”) parcel located at 118 Madison Avenue in Manhattan that AADA is currently leasing for student housing. The building has a capacity of 144 beds and contains retail space on the ground floor. No changes to occupancy are proposed as part of the project; the number of students occupying the building would remain the same.

The Project Site is located in the Midtown South neighborhood of Manhattan within a C5-2 Restricted Central Commercial District. The building is a Class “A” residential building, and student residences (dormitories) are permitted as of right. In order to maintain the highest density allowable, AADA would convert the building from “residential”, as it is currently, to “dormitory” status after the property is acquired. Dormitories (Use Group 3) are an allowable use in C5-2 zoning districts. However, under current New York City Zoning regulations, the Maximum Allowable Residential FAR is 10 (approximately 23,510 gsf). In order to retain AADA’s desired occupancy of 144 beds with 12 beds per floor, AADA is seeking a Letter of No Objection from the DOB to permit the conversion of the remaining FAR from residential to dormitory (approximately 5,467 gsf).

The Proposed Project is adjacent to the Academy’s main building at 120 Madison Avenue, which is listed on the State and National Registers of Historic Places (“S/NR”) and is also a designated New York City Landmark (“NYCL”) by the New York City Landmarks Preservation Commission (“LPC”).

Location of Proposed Project

The Project Site is located at 118 Madison Avenue in the borough of Manhattan, New York County, New York. The Project Site consists of the existing, 13-story, approximately 31,338-gsf building that is currently being leased by the Academy for student housing. The Project Site is located on Block 860, Lot 15, in Manhattan Community District 5.

Description of the Institution

AADA is a higher education institution chartered by the Board of Regents of the University of the State of New York, and its Professional Training Program is registered with the

New York State Education Department. AADA is accredited by the Middle States Commission on Higher Education and the National Association of Schools of Theater. The Academy is exempt from federal income tax under Section 501 (c)(3) of the Internal Revenue Code.

The Academy was established in 1884, operating for several decades at the Lyceum Theatre on what is now Park Avenue South in Manhattan. AADA has been at its current location (120 Madison Avenue, between 30th and 31st Streets) since 1963. In 1974, the Academy established a presence in Pasadena, California. In 2000, AADA moved its California campus to its current location on the south lot of the former Charlie Chaplin Studios in Hollywood.

AADA offers associate degrees at each campus, and students wishing to pursue advanced degrees may transfer credits to other institutions of higher learning. The Academy has formal agreements with St. John's University, Antioch University Los Angeles, Oklahoma City University, and the City University of New York (“CUNY”) Hunter College for students pursuing certain bachelor's degree programs. AADA also offers several non-degree programs and workshops at each campus. Many graduates have gone on to distinguished careers in the entertainment industry. The Academy's alumni have a total of approximately 108 Oscar, 288 Emmy, and 93 Tony nominations.

Reasons Supporting This Determination

Overview. DASNY completed this environmental review pursuant to the *State Environmental Quality Review Act* (“*SEQRA*”), codified at Article 8 of the *Environmental Conservation Law* (“*ECL*”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“*N.Y.C.R.R.*”), which collectively contain the requirements for the *SEQR* process. The environmental review followed *SEQR* and the *New York City Environmental Quality Review* (“*CEQR*”) *Technical Manual* generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project, unless stated otherwise.¹

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*”).

Representatives of DASNY reviewed the *Full Environmental Assessment Form* (“*FEAF*”)-*Part 1*, dated March 27, 2018, that was prepared for the Proposed Project by representatives of AADA, and determined that the Proposed Project constitutes a Type I action pursuant to 6 *N.Y.C.R.R.* Part 617.4(b)(9) of the *SEQR* implementing regulations. The *FEAF*-

¹ The City of New York, Mayor's Office of Environmental Coordination, *City Environmental Quality Review Technical Manual*, 2014 Edition (Revisions Effective 4/27/2016).

Part 1 was supplemented with the *FEAF-Parts 2 and 3*, including supporting documentation, which analyzed potential environmental impacts associated with the Proposed Project.

On March 28, 2018, DASNY circulated a lead agency request letter, including the *FEAF-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 AADA, as well as representatives of the involved agencies. **Based on the above, and the additional information set forth below, DASNY as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

General Findings. The Proposed Project would enable AADA to continue to serve the housing needs of its students. Bond proceeds would be used to finance the acquisition of an approximately 31,338-gsf building located at 118 Madison Avenue in New York, New York, that the Academy currently leases and uses for student housing. The residential building, named the Academy House, is located next to the Academy's educational building at 120 Madison Avenue.

The Academy House has 12 furnished suites each with six bedrooms (two students per bedroom), three full bathrooms, a full kitchen, and large living/common room. Total capacity is 144 beds, and occupancy has ranged between 98 percent to 100 percent. There is currently a wait list of approximately 20 students. There is approximately 1,882 gsf of ground floor retail space leased to a retail tenant for a 12-year term which began in 2017.

DASNY's Proposed Action would consist of its authorization of the issuance of tax-exempt Revenue Bonds for the acquisition of the property. AADA would continue to occupy the building for student housing upon closing, with the current capacity of 144 beds. Minor renovations would be undertaken once AADA acquires the property, which would be subject to review by the New York City Department of Buildings ("DOB").

Impact on Land Use and Zoning. The Project Site is an approximately 2,351-sf lot that contains a 13-story, approximately 31,338-gsf mixed residential and commercial building. AADA leases the building for student housing (144-bed capacity). The building, named the Academy House, was constructed in 1920 and is located directly adjacent to the Academy's main building (to the north) at 120 Madison Avenue, which is listed in the S/NR and is also a designated NYCL. In general, land uses surrounding the project site are a mix of residential, commercial and scattered institutional.

The Project Site is located in the Midtown South neighborhood of Manhattan within a C5-2 Restricted Central Commercial District. The approximately 31,338-gsf building is a Class "A" residential building, and student residences (dormitories) are permitted as of right. In order

to maintain the highest density allowable, AADA would convert the building from “residential”, as it is currently, to “dormitory” status after the property is acquired.² Dormitories (Use Group 3) are an allowable use in this C5-2 zoning district. However, under current New York City Zoning regulations, the Maximum Allowable Residential FAR is 10.³ This would permit a portion of the Residential FAR (approximately 23,510 gsf) to be converted to Dormitory FAR, while the remaining Residential FAR (approximately 5,467 gsf) would be kept as-is without changing the use. This approach would comply with current zoning regulations and retain AADA’s desired occupancy of 144 beds by keeping two floors as “residential” (7 people max) and converting ten floors to “dormitory” (with 13 people per floor), however, it would significantly reduce the living space and create a less optimal living arrangement for the students. In order to retain AADA’s desired occupancy of 144 beds with 12 beds per floor, AADA is seeking a Letter of No Objection from the DOB to permit the conversion of the existing, non-compliance FAR from residential to dormitory (approximately 5,467 gsf).

Significant adverse impacts to land use and zoning are not anticipated. There would be no changes to zoning; the Project Site would remain zoned as a C5-2 commercial district, and the building would continue to be used for student housing. The Proposed Project would not change the size or scale of the existing building, and the dormitory use would be compatible with the existing residential, commercial and institutional uses in the surrounding districts. Therefore, the Proposed Project is not expected to result in significant adverse impacts to the surrounding land use patterns or zoning at the Project Site.

Impact on Public Policy. The Proposed Project would support or otherwise be in compliance with local public policy initiatives including the *Manhattan Community Board 5, FY 2019 Expense & Capital Budget Requests & Service Program Priorities*, which plans for the development, growth and improvement of land within the district, and the Mayor’s Office for Long Term Planning and Sustainability’s *One New York: The Plan for a Strong and Just City (“OneNYC”)*, which builds upon prior long-term sustainability plans for New York City to address growth, sustainability, resiliency and equity challenges.

Regarding New York State public policy initiatives, DASNY’s Smart Growth Advisory Committee reviewed the Proposed Project under the *State Smart Growth Public Infrastructure Policy Act (“SSGPIA”)*. Since the Proposed Action would include DASNY bond financing, a

² Per *New York City Housing Maintenance Code*, no more than seven unrelated students may share an apartment. AADA’s occupancy, however, would be for up to 12 students per apartment (six bedrooms with two students per bedroom, three full bathrooms, a kitchen and large living room; total livable square footage of approximately 1,106 gsf per apartment). The size of the units would meet the *New York City Housing Maintenance Code’s* maximum density calculation, which would permit up to 13 students per unit. For the 12-person per floor occupancy to be compliant, AADA would convert (as a technical matter) to dormitory status, which would allow the flexibility for higher density, and the seven-person *New York City Housing Maintenance Code* rule would no longer apply as the density allowable under “dormitory” classification is greater.

³ A zoning analysis completed by representatives of AADA indicated that the building was constructed in 1920 as a commercial building comprising approximately 31,338 gsf on an approximately 2,351-sf lot. In 1961, the rules of Floor Area Ratio (“FAR”) applied under the new *New York City Zoning Resolution (“ZR”)* limited the building’s Maximum Allowable Residential FAR to 10. Subsequently, the building’s use was converted from office to residential (circa 1981), which was allowed under ZR 15-01 with existing non-compliance FAR. The proposed conversion to dormitory under Use Group 3 would create a new non-compliance. Since new non-compliance is not permitted under ZR 54-31, the conversion to dormitory would only be permitted within the FAR of 10 (approximately 23,510 gsf); the remaining Residential FAR (approximately 5,467 gsf) would be kept as-is without changing the use.

Smart Growth Impact Statement Assessment Form (“SGISAF”) for the Proposed Project was prepared pursuant to the *SSGPIPA*. DASNY’s Smart Growth Advisory Committee reviewed the *SGISAF* 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 *SGISAF*. 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.

Impact on Socioeconomic Conditions. The Proposed Project would not create substantial socioeconomic changes within the area that would trigger a *CEQR/SEQRA* analysis of socioeconomic conditions. The Proposed Project would not introduce any new residences or displace any existing residents, nor would it displace more than 100 employees or a business or institution. No increase in enrollment is expected to occur; the property would be acquired by AADA for continued use as student housing. The Proposed Project would be consistent with existing uses in the project area. Therefore, the Proposed Project is not expected to result in any significant adverse impacts on socioeconomic conditions.

Impact on Community Facilities and Services. The Proposed Project would not result in significant indirect effects on community facilities and services that would trigger a *CEQR/SEQRA* analysis of community facilities and services. The Proposed Project would not displace any community facilities, and no significant adverse impact on public or publicly-funded schools, libraries, or day-care centers would occur as a result of the Proposed Project. Furthermore, the Proposed Project is not expected to affect the ability of the local police and fire departments to provide protection services. Police services would be provided by the New York City Police Department’s (“NYPD’s”) 14th Precinct (Midtown South) at 357 West 35th Street, and fire protection services would be provided by New York City Fire Department (“FDNY”) firehouses, the closest of which is Engine Company 1, Ladder 24 at 142 West 31st Street. Both the NYPD and FDNY regularly review and adjust the operations at each of their facilities as needed to accommodate demand. As such, the Proposed Project would not be expected to have a significant adverse impact on community facilities and services.

Impact on Open Space. Open spaces in the vicinity of the Proposed Project include Madison Square Park (approximately 6.23 acres), Bryant Park (approximately 9.6 acres), Vincent F. Albano Jr. Playground (approximately 0.35 acre) and Greeley Square Park (0.14 acre), which are all within 0.5 mile of the Project Site. The Proposed Project would not directly affect any open space resources in the project area. Since the Proposed Project would serve AADA’s existing population, it would not result in a change in population that would have an indirect effect on open space, and the Proposed Project would not displace any existing public open spaces. The Project Site is in an area that is identified as well-served by open space resources.⁴ Therefore, the Proposed Project would not have the potential to result in any significant adverse impacts to open space.

⁴ *CEQR Technical Manual, Open Space Map – Manhattan.*

Impact on Shadows. The Proposed Project would involve the acquisition of an existing, 13-story building. The existing building would not cast any new or incremental shadows, and no new construction is proposed. Therefore, the Proposed Project would not have the potential to result in any significant adverse shadow impacts.

Impact on Historic and Cultural Resources. The Proposed Project was reviewed in conformance with the *SHPA*, especially the implementing regulations of Section 14.09 of the *PRHPL*, as well as with the requirements of the MOU, dated March 18, 1998, between DASNY and the OPRHP. Historic and cultural resources include both archaeological and architectural resources. Archaeological resources generally include subsurface physical remains of the prehistoric, Native American, and historic periods, such as burials, foundations, artifacts, wells, and privies, and architectural resources typically consist of historically-important buildings, structures, objects, sites, and districts. The Proposed Project would not involve any in-ground disturbance; therefore, an archeological assessment is not required.

The Project Site is not S/NR or LPC eligible, but is directly adjacent to the Academy's main building at 120 Madison Avenue, which is listed in the S/NR and is also designated a NYCL. The Federal Eclectic building was designed in 1905 by Stanford White of McKim, Mead and White and was the first clubhouse built for a women's social and literary organization in New York (later known as the "Old Colony Club"). The Proposed Project would involve the acquisition of the adjacent property at 118 Madison Avenue. The Proposed Project would not involve any new construction or major renovations that would affect the historic building. The Proposed Project was reviewed by OPRHP and LPC, and in letters dated March 30, 2018, OPRHP and LPC determined that no adverse effects are anticipated as a result of the Proposed Project. DASNY has similarly determined that the Proposed Project would have no impact upon archaeological and/or cultural resources listed in or eligible for inclusion in the S/NR.

Impact on 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. The Proposed Project would involve the acquisition of the building at 118 Madison Avenue, and no new construction or alterations to the building's exterior are proposed. Therefore, the Proposed Project would not result in significant adverse impacts to urban design and visual resources.

Impact on Natural Resources. The Project Site is fully developed with an existing 13-story building. The Project Site and the immediately adjacent area are substantially devoid of natural resources and are not known to contain or be used as a habitat by a protected species as defined in the Federal Endangered Species Act (50 CFR 17) or the State's Environmental

Conservation Law (6 NYCRR Parts 182 and 193).⁵ The Proposed Project does not involve any activities that would affect subsurface conditions either directly or indirectly. Therefore, the Proposed Project would not result in any significant adverse impacts to natural resources within or near the Project Site.

Impact on Hazardous Materials. A Phase I Environmental Site Assessment (“ESA”) was conducted to assess the environmental conditions at the subject property. The Phase I ESA report dated January 24, 2018, prepared by Partner, included the findings of a reconnaissance of the Project Site, an evaluation of readily available historical information, selected environmental databases, and electronic records in accordance with American Society for Testing and Materials (“ASTM”) E1527-13. The Phase I ESA report revealed no evidence of Recognized Environmental Conditions (“RECs”) in connection with the subject property. RECs are defined in ASTM E1527-13 as “*the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property*”. However, the following environmental issues were identified:

- The subject property is registered as an active aboveground storage tank (“AST”) site under Facility ID 2-325759. According to the New York State Department of Environmental Conservation (“NYSDEC”), the 3,000-gallon No. 2 fuel-oil AST was installed in October 1981. The AST is located in the sub-cellar; no stains, leaks or spills were noted in the vicinity of the AST at the time of site reconnaissance, and no releases or violations have been reported to NYSDEC. Based on the lack of reported releases or violations and observed good condition, this AST is not expected to represent a significant environmental concern at this time.
- Due to the age of the subject property building, there is a potential that asbestos-containing material (“ACM”) and lead-based paint (“LBP”) are present. Overall, suspect ACMs and painted surfaces were observed to be in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. A few areas of the building materials including pipe insulation, however, were noted to be damaged. Should these materials be replaced, the identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

The Phase 1 ESA report recommended the implementation of an Operations and Maintenance (“O&M”) Program in order to safely manage any suspect ACMs and LBP located at the subject property. Based on the assessment, the Proposed Project is not expected to result in any significant adverse impacts related to hazardous materials.

⁵ Per the New York State Department of Environmental Conservation (“NYSDEC”) Environmental Resource Mapper, accessed June 1, 2018, there are no natural resources on or near the Project Site.

Impact on Water and Sewer Infrastructure. The Proposed Project would not result in any changes to water and sewer usage. Based on *CEQR Technical Manual* water usage rates, the building consumes approximately 15,364 gallons per day (“gpd”) of water.⁶ This is well below the 1 million gpd of water consumption that is the threshold set forth in the *CEQR Technical Manual*. In addition, the Project Site is located in a combined sewer area and would not involve any new construction. Therefore, the Proposed Project would not result in any significant adverse impacts on water and sewer infrastructure.

Impact on 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. The Proposed Project would not result in any additional student, staff, faculty, or visitor populations, and it is not expected to generate a substantial increase in solid waste production as defined in the *CEQR Technical Manual*. Therefore, the Proposed Project would not affect the city’s capacity to handle solid waste.

Impact on Energy. As described in the *CEQR Technical Manual*, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. The Proposed Project would involve no new construction. Based on *CEQR Technical Manual* energy usage rates, the building’s average annual energy usage is approximately 4,182,070 Thousand British Thermal Units (“MBtu”) per year.⁷ This would not be considered a significant demand for energy. Therefore, the Proposed Project would not result in significant adverse impacts to the consumption or supply of energy.

Impact on Transportation. The Proposed Project would involve the acquisition of the building that AADA currently leases for student housing. The building provides housing for 144 students, and no increase in student enrollment would occur as a result of the Proposed Project. The Proposed Project would not generate more than the *CEQR Technical Manual* thresholds requiring further analysis of 50 vehicle trips or 200 pedestrian or transit trips, and no new parking would be provided. Therefore, the Proposed Project would not result in any significant adverse transportation (traffic, parking, transit, or pedestrian) impacts.

Impact on Air Quality. Air quality emissions can result from mobile sources related to an increase in vehicular traffic as well as stationary sources such as new emissions stacks. The Proposed Project would not increase or cause a redistribution of traffic or create any other mobile sources of pollutants. Additionally, the building contains a multi-family residential capacity boiler. The Proposed Project would not create any new stationary sources of pollutants or

⁶ *CEQR Technical Manual 2014*, Water Usage Residential Rate: (144 beds * 100 gpd) + Retail Rate: (2,350 sf * 0.41 gpd) = 15,363.50 gpd.

⁷ Based on the energy usage rate for commercial buildings (216.3 MBtu/sf) and large residential buildings (126.7 MBtu/sf) from Table 15-1 “Average Annual Whole-Building Energy Use in New York City.” The City of New York, Mayor’s Office of Environmental Coordination, *CEQR Technical Manual*, 2014 Edition (Revisions Effective 4/27/2016). A BTU is the amount of heat energy needed to raise the temperature of one pound of water by one degree Fahrenheit. This is the standard measurement used to state the amount of energy that a fuel has as well as the amount of output of any heat generating device.

introduce new uses near existing or planned emissions stacks. Therefore, the Proposed Project would not result in any significant adverse air quality impacts.

Impact on Greenhouse Gas Emissions. Per 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 and, correspondingly, have the greatest potential to reduce those emissions through the adoption of project measures and conditions. The Proposed Project would not exceed any of the thresholds identified in the *CEQR Technical Manual*. 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, a GHG emissions analysis and assessment of consistency with the city's GHG emission reduction goal is not required.

Impact on Noise. The Proposed Project would not generate or reroute vehicular traffic that would increase noise, nor would it introduce any new or additional noise receptors. Furthermore, the building's mechanical system (i.e., heating, ventilation, and air conditioning systems) would be required to meet all applicable noise regulations (i.e., *New York City Noise Control Code* and the *New York City Department of Buildings Code*). Therefore, the Proposed Project would not result in any significant adverse noise impacts.

Impact on 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. 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 because of the Proposed Project. Therefore, the Proposed Project would not result in any significant adverse impacts to public health.

Impact on 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. As described above, the Proposed Project would involve the acquisition of the building that AADA currently leases for student housing. No changes to student enrollment are anticipated as a result of the Proposed Project. There would be no changes to the Project Site that would result in any significant adverse impacts to neighborhood character. Therefore, the Proposed Project would not result in any significant adverse neighborhood character impacts.

Impacts During Construction. The Proposed Project would not involve any new construction. Any future renovation work at the Project Site would need to comply with applicable local, state and federal regulations. Any regulated building material (i.e., ACM or LBP) encountered during renovation would be abated, handled, and/or disposed of in accordance with applicable federal, state and local regulations, as necessary. Therefore, no significant adverse construction impacts are anticipated as a result of the Proposed Project.

For Further Information:

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**DASNY
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)**

**DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES
for the
AMERICA ACADEMY OF DRAMATIC ARTS (AADA)
ACQUISITION OF 118 MADISON AVENUE**

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DASNY
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES
for the
AMERICA ACADEMY OF DRAMATIC ARTS (AADA)
ACQUISITION OF 118 MADISON AVENUE

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Credit Summary Update

American Academy of Dramatic Arts
New York, New York

June 8, 2018

Program: Independent Colleges & Universities

Purpose: New Money
Private Placement

New Issue Details

Approximately \$34 million in fixed and/or variable rate, tax-exempt and/or taxable bonds, with terms not to exceed 30 years are to be sold through a private placement.

- Co-Bond Counsel – Harris Beach PLLC and Ahmad Zaffarese LLC
- Purchasers – TD Bank, N.A. and Citizens Funding Corp., or their respective affiliates

Purpose:

- Financing the acquisition of 118 Madison Avenue in New York, New York to be used for student housing (\$33.5 million).

Security:

- Mortgage on property acceptable to the Purchasers.
- Financial covenants acceptable to the Purchasers.

Overview

The American Academy of Dramatic Arts (“AADA” or the “Academy”) is a degree granting higher education institution chartered by the Board of Regents of the University of the State of New York and its Professional Training Program is registered with the New York State Education Department. AADA is accredited by the Middle States Commission on Higher Education and the National Association of Schools of Theater. The Academy is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code.

The Academy was established in 1884, operating for several decades at the Lyceum Theatre on what is now Park Avenue South in Manhattan. AADA has been at its current location (120 Madison Avenue, between 30th and 31st Streets) since 1963. In 1974, the Academy established a presence in California.

Description of the Bonds

- The Bonds are a special obligation of DASNY.
- The Loan Agreement is a general obligation of the Academy.
- The Bonds are payable from payments made under the Loan Agreement and certain funds and accounts established by the Series Resolution(s).

Approvals

- Resolution to Proceed – March 7, 2018
- PACB Approval – March 16, 2018
- TEFRA Hearing – April 10, 2018
- SEQR Filing – June 18, 2018*

*Anticipated Date.

Recent Information

At the March 7, 2018 Board Meeting staff reported that each Purchaser was expected to purchase up to \$17 million, or 50 percent of the proposed bonds. The current expectation is that TD Bank, N.A. will purchase approximately \$10 million and Citizens Funding Corp. will purchase approximately \$24 million.

The Academy has requested approval from the New York City Department of Buildings to change the zoning of the facility, from residential to student dormitories. Once the zoning request is satisfied, the seller has the option to defer the closing of the sale up to six months. Therefore, the transaction is anticipated to close in late 2018 or early 2019.



DASNY

**Full Environmental Assessment Form
Part I - Project and Setting**

Instructions for Completing Part I

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: American Academy of Dramatic Arts (AADA)		
Project Location (describe, and attach a general location map): 118 Madison Avenue, Borough of Manhattan, New York County, New York (Block 860, Lot 15)		
Brief Description of Proposed Action (include purpose or need): The American Academy of Dramatic Arts (AADA) is seeking DASNY bond financing for the acquisition of an approximately 33,000-gross-square-foot ("gsf"), 13-story building at 118 Madison Avenue in Manhattan that AADA is currently leasing for student housing (the "Proposed Project"). The building has a capacity of 144 beds and contains retail space on the ground floor. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of AADA. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.		
Name of Applicant/Sponsor: American Academy of Dramatic Arts (AADA) / Susan Zech, President		Telephone: 212-686-0716
		E-Mail: szach@aada.edu
Address: 120 Madison Avenue		
City/PO: New York	State: New York	Zip Code: 10016
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): WACKY DUCK, LLC		Telephone: 212-837-4856
		E-Mail: ssolomon@pan-am.co
Address: 46 Westchester Avenue		
City/PO: Pound Ridge	State: New York	Zip Code: 10576

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DASNY Authorization of Issuance of Tax-Exempt Bonds	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
C5-2 Restricted Central Commercial District

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

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? NYC School District 2

b. What police or other public protection forces serve the project site?
Police Precinct 14 (Midtown South) at 357 West 35th Street, New York, New York 10001

c. Which fire protection and emergency medical services serve the project site?
Fire House Engine 1, Ladder 24 at 142 West 31st Street, New York, New York 10001

d. What parks serve the project site?
Madison Square Park (6.23 acres) is within 0.25 mile of the project site. Bryant Park (9.6 acres), Vincent F. Albano Jr. Playground (0.35 acre) and Greeley Square Park (0.14 acre) are within 0.5 mile of the project site.

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 0.05 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? 0.21 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

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

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

i. Total number of structures _____

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

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

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

i. Purpose of the impoundment: _____

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

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

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

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

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

D.2. Project Operations

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

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

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

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

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

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

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

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

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

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

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

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

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

c. Will the proposed action use, or create a new demand for water? No new water demand; same as existing use. Yes No
 If Yes:

i. Total anticipated water usage/demand per day: _____ approximately 15,364 gallons/day *

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

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

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: _____ approx. 15,364 gallons/day

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

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

- Name of wastewater treatment plant to be used: Newtown Creek Wastewater Treatment Plant
- Name of district: New York City
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

* CEQR Technical Manual 2014, Water Usage Residential Rate: (144 beds * 100 gpd) + Retail Rate: (2,350 sf * 0.41 gpd) = 15,363.50 gpd.

Yes No
 Yes No

- Do existing sewer lines serve the project site?
- Will line extension within an existing district be necessary to serve the project?

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

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

- Will stormwater runoff flow to adjacent properties? Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

N/A

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

N/A

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

Multi-family residential capacity boiler

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

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

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

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

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

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

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

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

If Yes:

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

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hours • Saturday: _____ 24 hours • Sunday: _____ 24 hours • Holidays: _____ 24 hours
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

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

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

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

If yes:

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

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

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

iii. Generally describe proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s): _____

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

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

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.05 acre	.05 acre	0 acre
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:
1) DYCD Out-of-School Youth Program at 470 Park Avenue South; 2) Norman Thomas High School at 111 East 33rd Street; 3) Science, Industry and Business Library at 188 Madison Avenue; 4) CUNY Grad School & University Center at 365 Fifth Avenue; 5) Day Care Centers (see below)*

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): 231073
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
DEC ID #231073: Former Guardian Cleaners, State Superfund Program Class C. The site is located at 27-35 West 24th Street (Block 826, Lot 19). A dry cleaning facility formerly occupied the site until approximately 1990 and is believed to have contributed to known contamination found in groundwater and soil vapor on the site. According to the NYSDEC website accessed on 3/22/18, remediation at the site is complete.

* Day Care Centers: Midtown Care, Inc. at 38 West 32nd Street; Chelsea Day School, Inc. at 319 Fifth Avenue; and Aleph Bet NY, INC., at 133 East 29th Street.

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

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

E.2. Natural Resources On or Near Project Site

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

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

c. Predominant soil type(s) present on project site: Urban land, fill substratum _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: 25 to 35 feet

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

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

If Yes:

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

ii. Name: Church of the Transfiguration and Rectory, Marble Collegiate Reformed Church, Old Colony Club, Seville Hotel

iii. Brief description of attributes on which listing is based:
Architecture and historical significance

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Bryant Park Scenic District, Grand Army Plaza Scenic District, Central Park Scenic District, Riverside Park Scenic District

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

iii. Distance between project and resource: _____ within 3 miles.

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

If Yes:

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

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

F. Additional Information

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

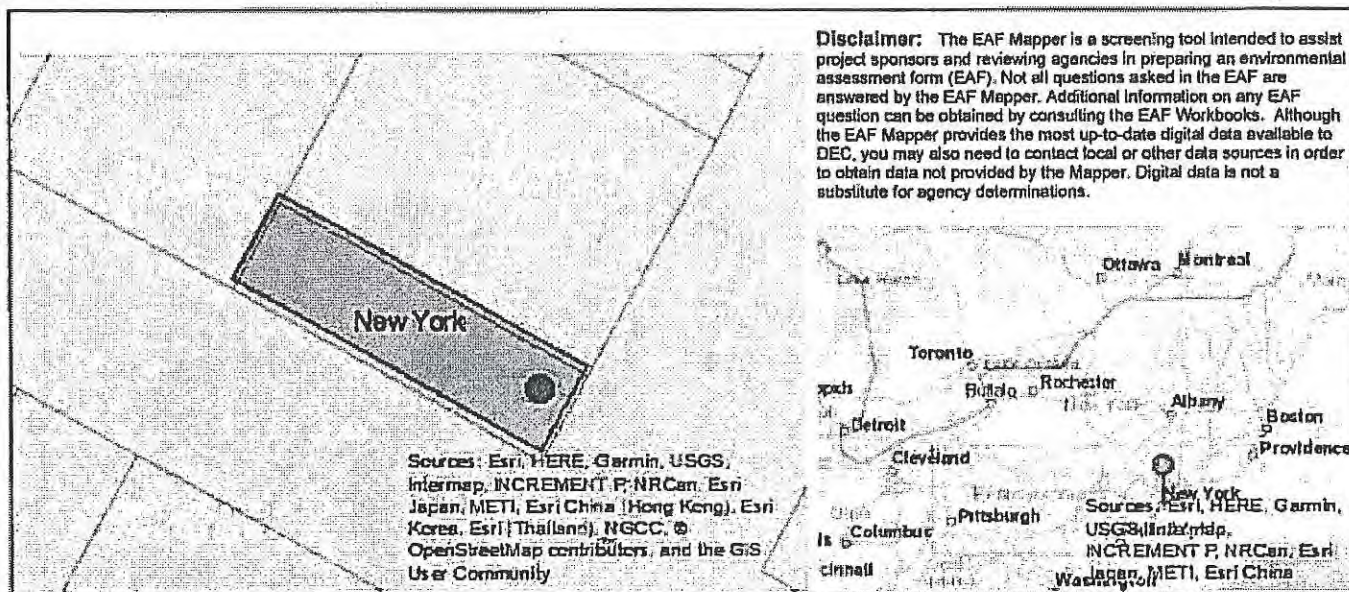
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

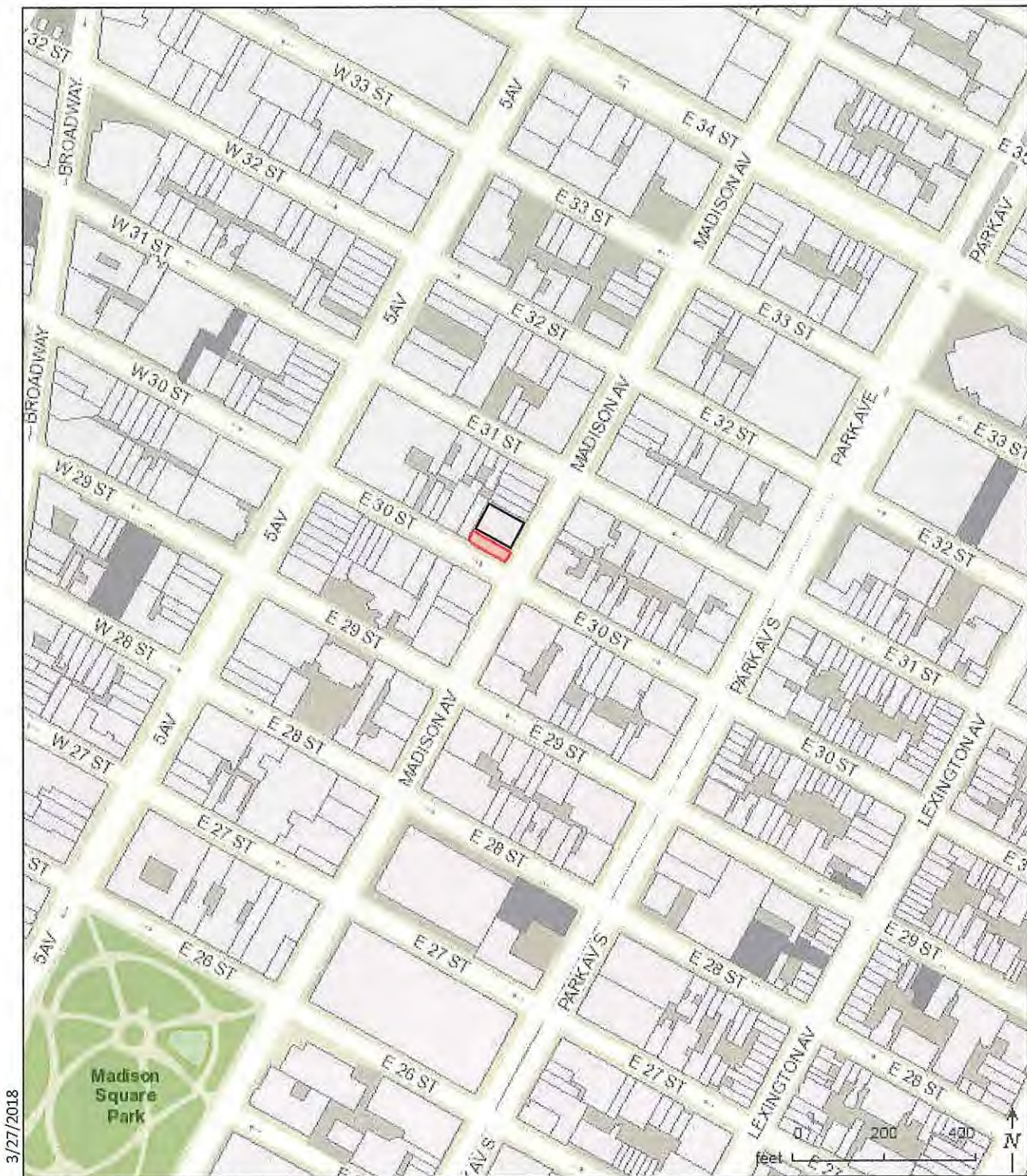
Applicant/Sponsor Name Susan Zech Date 3/27/2018

Signature [Signature] Title President



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	231073
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Church of the Transfiguration and Rectory, Marble Collegiate Reformed Church, Old Colony Club, Seville Hotel
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



3/27/2018

- 118 Madison Avenue (Project Site)
- 120 Madison Avenue (AADA Campus Building)

American Academy of Dramatic Arts (AADA)
Project Location Map

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R — RESIDENTIAL DISTRICT

C — COMMERCIAL DISTRICT

M — MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
Special Purpose Districts are those districts as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
08-09-2017 C 170187 ZMV

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing Designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):
▲ 10-01-2016 C 140440 MAM

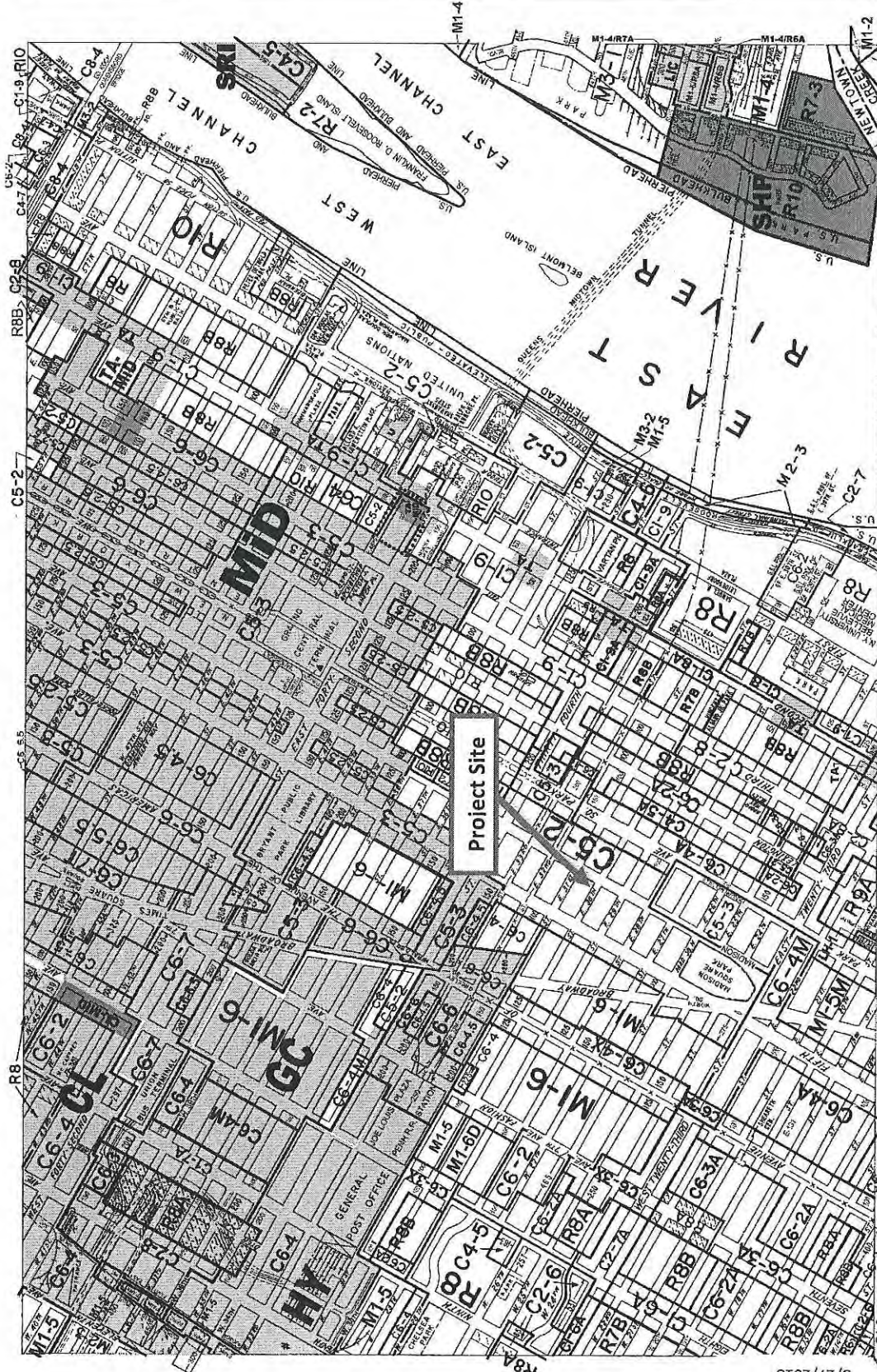
ZONING MAP **8d**

MAP KEY

8a	8c	9a
8b	8d	9b
12a	12c	13a

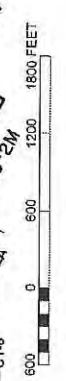
© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.dcp.gov/planning or contact the zoning information desk at (212) 312-3331.



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- C2-100

NOTE: DISTRICTS FOR THE CITY MAP ARE SHOWN ON THIS MAP PRIOR TO RECORDING RESPECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



American Academy of Dramatic Arts (AADA) Zoning Map



American Academy of Dramatic Arts (AADA)
Site Photo – 118 Madison Avenue, Looking Northwest

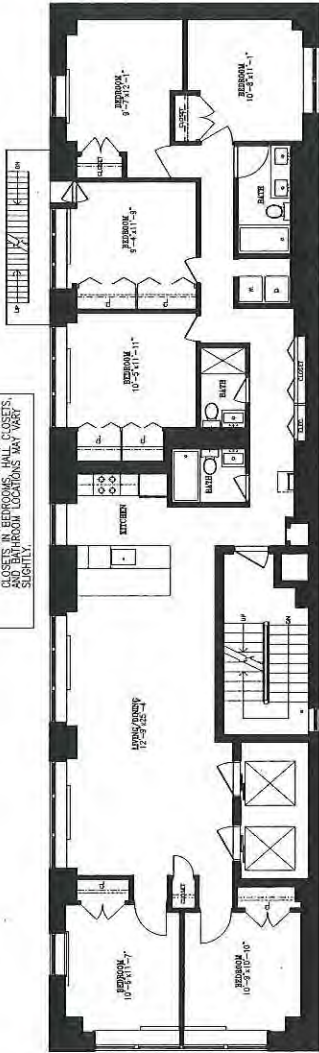


American Academy of Dramatic Arts (AADA)
Site Photo – 118 Madison Avenue, Looking West

5TH + 6TH - 20TH TYPICAL FLOOR PLANS

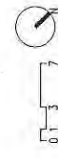
BEFORE UPON LEGAL SIXTH

NOTE: ALL ROOM SIZES ARE APPROXIMATE. THERE MAY BE LAYOUT DIFFERENCES IN THE LAUNDRY ROOM MAY SHIFT. CLOSETS, BATHS, AND BATHROOM LOCATIONS MAY VARY SLIGHTLY.



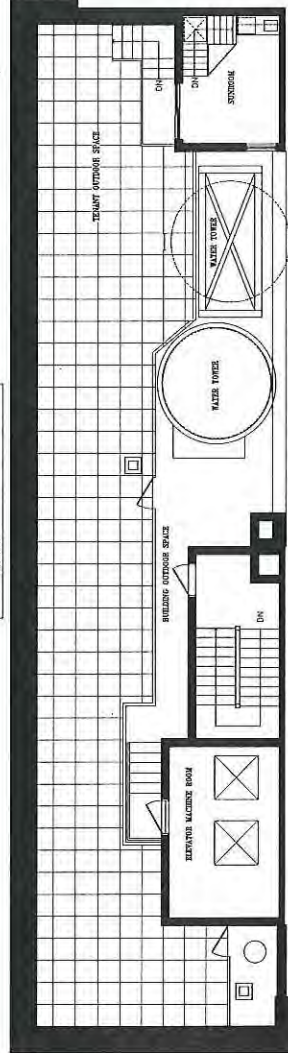
PENTHOUSE FLOOR PLAN

NOTE: ALL ROOM SIZES ARE APPROXIMATE. THERE MAY BE LAYOUT DIFFERENCES IN THE LAUNDRY ROOM MAY SHIFT. CLOSETS, BATHS, AND BATHROOM LOCATIONS MAY VARY SLIGHTLY.



ROOF FLOOR PLAN

NOTE: ALL ROOM SIZES ARE APPROXIMATE. THERE MAY BE LAYOUT DIFFERENCES IN THE LAUNDRY ROOM MAY SHIFT. CLOSETS, BATHS, AND BATHROOM LOCATIONS MAY VARY SLIGHTLY.



Project: 118 MADISON AVENUE
Residential Building
New York, New York

FRANK DENNER ARCHITECT
Architecture Interior Design Invention
18 East 58th Street, Suite 602
New York, NY 10022
Tel: 212 319 8882 Fax: 212 319 0415

Title: 5TH-ROOF FLOOR PLANS
Scale: 1/8" = 1'-0"
Date: 5 NOV 11
Drawn: A-10100

Academy House Floor 12 (12 Beds)





Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

March 30, 2018

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

Re: DASNY
American Academy of Dramatic Arts -- Acquisition of 118 Madison Avenue
118 madison avenue, new york, NY
18PR01857

Dear Ms. Stein:

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

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

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

Sincerely,

Michael F. Lynch, P.E., AIA
Director, Division for Historic Preservation

ENVIRONMENTAL REVIEW

Project number: DORMITORY AUTHORITY OF NYS / SEQRA-M

Project:

Address: 118 MADISON AVENUE, **BBL:** 1008600015

Date Received: 3/30/2018

No architectural significance

No archaeological significance

Adjacent Designated New York City Landmark or Within Designated Historic District

Adjacent 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

Comments:

The proposed action is for site acquisition only.

The project site does not appear LPC or S/NR eligible. The project site is directly adjacent to the LPC designated and S/NR listed American Academy of Dramatic Arts. No adverse effects are anticipated as a result of this action.

Cc: SHPO

Gina Santucci

3/30/2018

SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

File Name: 33244_FSO_GS_03302018.doc

DASNY

(DORMITORY AUTHORITY STATE OF NEW YORK)

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: June 13, 2018
Project Name: American Academy of Dramatic Arts ("AADA")
Acquisition of 118 Madison Avenue
Project Number: 347180
Completed by: Sara E. Stein, AICP, LEED AP
Environmental Manager, Office of Environmental Affairs

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

Description of Proposed Action and Proposed Project: The American Academy of Dramatic Arts ("AADA" or the "Academy") has requested financing from DASNY pursuant to DASNY's Independent Colleges and Universities Program for its *Acquisition of 118 Madison Avenue* project (the "Proposed Project"). The Proposed Action would consist of DASNY's authorization of the issuance of tax exempt Revenue Bonds, Series 2018 in an estimated aggregate principal amount not to exceed \$34,000,000.

Proceeds of the Bonds are expected to be used by AADA to acquire an approximately 33,000-gross-square-foot ("gsf"), 13-story building on an approximately 2,351-square-foot ("sf") parcel located at 118 Madison Avenue in Manhattan that AADA is currently leasing for student housing. The building has a capacity of 144 beds and contains retail space on the ground floor. No changes to occupancy are proposed as part of the project; the number of students occupying the building would remain the same. The Proposed Project is adjacent to the Academy's main building at 120 Madison Avenue, which is listed on the State and National Registers of Historic Places ("S/NR") and is also a designated New York City Landmark ("NYCL") by the New York City Landmarks Preservation Commission ("LPC").

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement ("SGIS") with regard to this project? (If so, attach same).

Yes No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe:

Yes No Not Relevant

The Proposed Project would consist of the acquisition of an existing commercial and residential building in South Midtown Manhattan that was constructed in 1920. The building is connected to New York City's water supply, sewers, and energy infrastructure. As such, the Proposed Project would be generally supportive of this criterion.

2. Is the project located wholly or partially in a **municipal center**, characterized by any of the following: Check all that apply and explain briefly:

- A city or a village
- Within the interior of the boundaries of a generally-recognized college, university, hospital, or nursing home campus
- Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to:
- Central business districts (such as the commercial and often geographic heart of a city, "downtown", "city center")
- Main streets (such as the primary retail street of a village, town, or small city. It is usually a focal point for shops and retailers in the central business district, and is most often used in reference to retailing and socializing)
- Downtown areas (such as a city's core (or center) or central business district, usually in a geographical, commercial, and community sense).
- Brownfield Opportunity Areas (http://nyswaterfronts.com/BOA_projects.asp)
- Downtown areas of Local Waterfront Revitalization Plan areas (http://nyswaterfronts.com/maps_regions.asp)
- Locations of transit-oriented development (such as projects serving areas that have access to mass or public transit for residents)
- Environmental Justice areas (<http://www.dec.ny.gov/public/899.html>)
- Hardship areas

DASNY interprets the term "municipal centers" to include existing, developed, institutional campuses such as universities, colleges, and hospitals. As the Project Site is located in Manhattan's Midtown South neighborhood in New York City, the Proposed Project would be generally supportive of this criterion.

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe:

Yes No Not Relevant

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

4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe:

Yes No Not Relevant

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

5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe:

Yes No Not Relevant

The Project Site is located in Midtown South, Manhattan, which is a fully developed, urban area. As such, the Proposed Project would be generally supportive of this criterion.

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe:

Yes No Not Relevant

The Proposed Project involves the acquisition of an existing building for continued use as student housing. The Proposed Project would not have any significant adverse impacts on the state's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archaeological resources. As such, the Proposed Project would be generally supportive of this criterion.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe:

Yes No Not Relevant

The Proposed Project would consist of AADA's acquisition of an existing residential and commercial building adjacent to the Academy's main building at 120 Madison Avenue, which is listed in the S/NR and is also a designated NYCL. AADA would continue to use the building for student housing. Therefore, the Proposed Project would be generally supportive of this criterion.

8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe:

Yes No Not Relevant

The Project Site is well served by public transportation. The Project Site is within 3 blocks of the Metropolitan Transportation Authority – NYC Transit (“MTA-NYCT”) No. 4 and 6 subway stations at 33rd Street and 28th Street and the R and W subway station at West 28th Street. In addition, there are more than a dozen MTA-NYCT bus lines that provide service along Madison Avenue and adjacent streets. Therefore, the Proposed Project would be generally supportive of this criterion.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials? (Demonstration may include *State Environmental Quality Review* [“SEQR”] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System [“SPDES”] permit issuance/revision notices, etc.). Check one and describe:

Yes No Not Relevant

DASNY, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with New York’s *State Environmental Quality Review Act* (“SEORA”). 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 and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”). Other involved and interested parties include, but are not limited to, the New York City Landmarks Preservation Commission (“NYCLPC”), Manhattan Community Board 5 and elected officials. Therefore, the Proposed Project would be generally supportive of this criterion.

10. Does the project involve community-based planning and collaboration? Check one and describe:

Yes No Not Relevant

As noted above, DASNY is conducting a coordinated SEQR process for the Proposed Project. As part of the environmental review process, DASNY representatives engage in discussions, meetings and correspondence with representatives of various local, city and state agencies in an effort to ensure that any potential environmental effects of the Proposed Project are adequately disclosed. As such, the Proposed Project would be generally supportive of this criterion.

11. Is the project consistent with local building and land use codes? Check one and describe:

Yes No Not Relevant

The Project Site is located in the Midtown Manhattan South neighborhood within a C5-2 Restricted Central Commercial District. The building is a Class "A" residential building, and student residences (dormitories) are permitted as of right. In order to maintain the highest density allowable, AADA would convert the building from "residential", as it is currently, to "dormitory" status after the property is acquired. Dormitories (Use Group 3) are an allowable use in this zoning district, however, under current New York City Zoning regulations, the Maximum Allowable Residential FAR is 10. To order to retain AADA's desired occupancy of 144 beds and comply with current zoning regulations, AADA would convert the permitted FAR (approximately 23,510 gsf) to Dormitory and keep the remaining Residential FAR (approximately 5,467 gsf) as-is without changing the use. This approach would keep two floors as "residential" (7 people maximum) and convert ten floors to "dormitory" (with 13 people per floor). Should AADA desire to convert all twelve residential floors to Dormitory at some time in the future, keeping 12 beds on each floor, a variance would be required from the New York City Board of Standards and Appeals ("BSA"). No changes to existing zoning on the Project Site are proposed. As such, the Proposed Project would be generally supportive of this criterion.

12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations?

Yes No Not Relevant

The Proposed Project would consist of AADA's acquisition of an existing residential and commercial building in Manhattan. The building would continue to be used by AADA for student housing, with an occupancy of 144 beds. No adverse impacts on ambient greenhouse gas levels are anticipated as a result of the Proposed Project. As such, the Proposed Project would be generally supportive of this criterion.

13. During the development of the project, was there broad-based public involvement? (Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin* ["ENB"] or other published notices, letters of support, etc.). Check one and describe:

Yes No Not Relevant

As previously noted, DASNY, acting as *SEQR* lead agency, is conducting a coordinated environmental review of the Proposed Project. Involved agencies and interested parties in DASNY's *SEQR* process include state and local agencies and/or officials. As such, the Proposed Project would be generally supportive of this criterion.

14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe:

Yes No Not Relevant

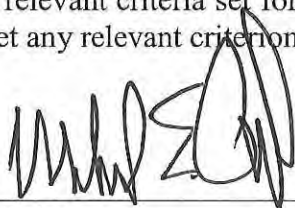
The purpose of AADA's proposed acquisition of 118 Madison Avenue is to ensure that the Academy continues to serve the housing needs of its students. AADA has been at its current location (120 Madison Avenue) since 1963, and it also has a campus in California. This criterion is not relevant to the Proposed Project.

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



Signature

Michael E. Cusack, General Counsel

Print Name and Title

June 13, 2018

Date

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

Agency Use Only [If applicable]
 Project : AADA
 Date : June 13, 2018

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

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

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

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

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

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

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

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

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

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

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

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

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

8. Impact on Agricultural Resources
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) NO YES
If "Yes", answer questions a - h. If "No", move on to Section 9.

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

9. Impact on Aesthetic Resources NO YES

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

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

10. Impact on Historic and Archeological Resources NO YES

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. NO YES

(See Part 1. C.2.c, E.1.c., E.2.q.)

If "Yes", answer questions a - e. If "No", go to Section 12.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) NO YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

 NO YES

(See Part 1. D.2.j)

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

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

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

 NO YES

(See Part 1. D.2.k)

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

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

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

 NO YES

(See Part 1. D.2.m., n., and o.)

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

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

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

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

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

NO

YES

If "Yes", answer questions a - h. If "No", go to Section 18.

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

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

NO

YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

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

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

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

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

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

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

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

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

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

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

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

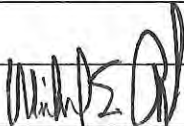
Name of Action: American Academy of Dramatic Arts (AADA)

Name of Lead Agency: DASNY

Name of Responsible Officer in Lead Agency: Michael E. Cusack, Esq.

Title of Responsible Officer: General Counsel

Signature of Responsible Officer in Lead Agency:



Date: 6-20-18

Signature of Preparer (if different from Responsible Officer)



Date: 6-20-18

For Further Information:

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

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

Telephone Number: (212) 273-5092

E-mail: SStein@dasny.org

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

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

Other involved agencies (if any)

Applicant (if any)

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

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