




**Memorandum**

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

**FROM:** Elisabeth Draper, Environmental Manager 

**DATE:** October 06, 2025

**RE:** *State Environmental Quality Review (SEQR) Determination for the United Cerebral Palsy Associations of New York State, Inc., (d/b/a Constructive Partnerships Unlimited) 2025 New Money, Refinancing and Refunding Project (Other Independent Institutions Program) – Brooklyn (Kings County), Queens (Queens County), Bronx (Bronx County), Airmont and New City (Rockland County), Staten Island (Richmond County), White Plains and Yonkers (Westchester County) and Poughkeepsie (Dutchess County), New York.*

**Description of Proposed Action and Proposed Project.** United Cerebral Palsy Associations of New York State, Inc., (d/b/a Constructive Partnerships Unlimited (“CPU” or the “Borrower”) has requested financing from the Dormitory Authority of the State of New York (“DASNY”) for its *2025 New Money, Refinancing and Refunding Project* (the “Proposed Project”). Based on a review of the attached *Transaction Report – Single Approval* dated September 30, 2025, it has been determined that the Proposed Action would involve DASNY’s authorization of the issuance of one or more series of fixed and/or variable rate, tax-exempt and/or taxable, Series 2025 Bonds in an amount not to exceed \$28,000,000, with maturities not to exceed 30 years, to be sold at one or more times through a negotiated offering on behalf of CPU, pursuant to DASNY’s *Other Independent Institutions Program* to be used for reimbursement for completed construction, renovation, fit-out, maintenance, repair, and equipment purchase and installation activities.

More specifically, the Proposed Project would consist of the financing of costs associated with various projects across the Borrower’s facilities (approximately \$8.2 million), the refinancing of outstanding tax-exempt commercial paper notes issued by DASNY (approximately \$6.6 million), and the refunding of all or a portion of the Borrower’s Series 2010 and Series 2014 Bonds issued by DASNY (approximately \$10.3 million), as described further below.

**New Money Projects.** Proceeds from the bond issuance would be used to finance and/or reimburse CPU for costs associated with the purchase, renovation, and/or equipping of the following projects:

- *211 Beachwood, Poughkeepsie, Dutchess County.* A two-story, approximately 3,300 gross square foot (GSF) building.
- *2 Elm Court, Poughkeepsie, Dutchess County.* A two-story, approximately 2,500 GSF building.
- *156 Midwood Street, Brooklyn, Kings County.* A two-story, approximately 2,800 GSF building.
- *132-14 90<sup>th</sup> Street, Queens, Queens County.* A two-story, approximately 3,600 GSF building.
- *110-35 164<sup>th</sup> Place, Jamaica, Queens County.* A one-story, approximately 6,200 GSF building.
- *64 Madsen Ave, Staten Island, Richmond County.* A one-story, approximately 4,770 GSF building.
- *35 Sharrots Road, Staten Island, Richmond County.* A one-story, approximately 6,500 GSF building.



- *240 North Little Tor Road, New City, Rockland County.* A one-story, approximately 13,900 GSF building.

**Refinancing Projects.** Bond proceeds would be used to refinance taxable loans incurred by CPU for costs associated with the purchase, renovation, and/or equipping of the following projects:

- *1138 Ocean Avenue (Units #5D, #6F and #6H), Brooklyn, Kings County.* Three, one-story, approximately 1,440 GSF buildings.
- *36-40 37<sup>th</sup> Street, Long Island City, Queens County.* A one-story, approximately 3,370 GSF building.
- *37-30 Shore Parkway, Brooklyn, Kings County.* A three-story, approximately 4,400 GSF building.
- *240 McKinley Avenue, Brooklyn, Kings County.* A two-story, approximately 4,400 GSF building.
- *120-40 170<sup>th</sup> Street, Queens, Queens County.* A one-story, approximately 2,570 GSF building.
- *3130 Grand Concourse, Apartment #4J, Bronx, Bronx County.*
- *6 Rustic Drive, Airmont, Rockland County.* A one-story, approximately 2,450 GSF building.
- *2393 East 3<sup>rd</sup> Street, Brooklyn, Kings County.* A one-story, approximately 2,570 GSF building.
- *132-38 Springfield Boulevard, Laurelton, Richmond County.* A two-story, approximately 2,400 GSF building.
- *333 Herberton Avenue, Staten Island, Richmond County.* A one-story, approximately 1,980 GSF building.

**Refunding Projects.** Bond proceeds would be used to refund all or a portion of DASNY's Series 2010 and Series 2014 bonds issued for CPU, including the following:

- **2010 Bonds:**
  - *1880 Boston Post Road, Bronx, Bronx County.* A one-story, approximately 53,800 GSF building.
- **2014 Bonds:**
  - *163-55 111<sup>th</sup> Street, Queens, Queens County.* A one-story, approximately 3,500 GSF building.
  - *29-18 21<sup>st</sup> Street, Units A-B, Queens, Queens County.* Two, one-story, approximately 2,700 GSF buildings.
  - *455 Medina Ave, Units A-B, Staten Island, Richmond County.* Two, one-story, approximately 2,800 GSF buildings.

***Institution.*** CPU was founded in 1946 to increase public awareness, sponsor parent and professional training, encourage research, and engage in legislative advocacy to ensure the development of needed services for children with cerebral palsy and similar service needs. Over time, groups from several regions of New York State banded together for the common purpose of collective advocacy and best practices. CPU and its affiliates (collectively "UCP") are each separately incorporated New York not-for-profit corporations. Each affiliate is a corporate member of CPU, which status confers on the affiliate the right to vote at the annual meeting of CPU and other membership meetings. The Board of Directors of CPU is comprised of individuals nominated by the affiliates, and the majority of the CPU Board of Directors must be members of an affiliate's board of directors.

***SEQR Determination.*** DASNY conducted this environmental review in compliance with the *State Environmental Quality Review Act* ("SEQRA"), codified at Article 8 of the *New York Environmental Conservation Law* ("ECL"), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and*



*Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the *State Environmental Quality Review* (“SEQR”) process. The Proposed Project components are classified as follows:

*Renovation or Rehabilitation.* Those elements of the Proposed Project involving “*replacement, rehabilitation, or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy or fire codes...*” are Type II actions as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(2).

*Reimbursement or Refunding.* Those elements of the Proposed Project consisting of reimbursement for completed construction, renovation, fit-out, maintenance, repair, and equipment purchase and installation activities, as well as the bond refinancing would involve the “*refinancing of existing debt*”, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(29).

Type II “*actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8.*”<sup>1</sup> Therefore, no further SEQR determination or procedure is required for any component of the Proposed Project identified as Type II.

**SHPA Determination.** The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“SHPA”), especially the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* (“PRHPL”), as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between the DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”). In compliance with Article III, Section 3.0 of the MOU, OPRHP would be notified of the Proposed Project being funded with bond proceeds.

It is the opinion of DASNY that the Proposed Project would have no adverse impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

Cc: Dena Amodio, Esq.  
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Matthew Bergin  
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Alex Sirdine

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<sup>1</sup> 6 N.Y.C.R.R. § 617.5(a).