



Memorandum

TO: Matthew A. Stanley, AICP, Director, Office of Environmental Affairs

FROM: Elisabeth Draper, AICP, Environmental Manager 

DATE: October 13, 2026

RE: *State Environmental Quality Review (SEQR) Type II Determination* for the WellLife Network, Inc.'s 2026 *Financing Project* (Other Independent Institutions Program)

Description of Proposed Action and Proposed Project. The Dormitory Authority of the State of New York ("DASNY") has received a funding request from WellLife Network, Inc. ("WellLife" or the "Institution") (formerly known as PSCH, Inc.) for its 2026 *Financing Project* (the "Proposed Project") pursuant to DASNY's Other Independent Institutions Program. Accordingly, the Proposed Project is subject to environmental review pursuant to the *State Environmental Quality Review Act* ("SEQRA").

Based on a review of the attached *Transaction Report – Single Approval* dated October 6, 2026, and supporting documentation provided by a representative of WellLife, the Proposed Action would consist of DASNY's authorization of an amount not to exceed \$20,000,000.00 in one or more series of fixed- and/or variable-rate, tax-exempt and/or taxable bonds to be sold at one or more times through a private placement on behalf of WellLife. The proceeds of the 2026 Bonds would be used for the following:

- Refunding all or a portion of the outstanding DASNY PSCH, Inc. Series 2015A and 2015B Bonds (\$15.9 million); and
- Financing various renovations and capital improvement projects throughout WellLife's portfolio including infrastructure upgrades and equipment purchases (\$3.2 million).

Refunding / Refinancing. Proceeds from the proposed issuance are expected to be used to refund all or a portion of approximately \$15.9 million of WellLife's DASNY Series 2015A and 2015B Bonds. This transaction would enable the organization to restructure and consolidate its debt and provide near-term cash-flow relief.

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

Facility Improvements:

- 1669 Bedford Avenue, Brooklyn, Kings County, New York: Roof replacement.
- 260 East 92nd Street, Brooklyn, Kings County, New York: Kitchen replacement.
- 65 Weldon Street, Brooklyn, Kings County, New York: Sidewalk replacement.
- 160 Lenox Road, Brooklyn, Kings County, New York: Kitchen replacement, flooring replacement, and bathroom replacement.
- 189 Chestnut Street, Brooklyn, Kings County, New York: Roof replacement and elevator repairs.



- *42-20 149th Street, Flushing, Queens County, New York:* New railings, replacement flooring, and eave repair.
- *88-06 195th Place, Hollis, Queens County, New York:* Sidewalk replacement and masonry repointing.
- *101-54 117th Street, Richmond, Queens County, New York:* Flooring replacement, HVAC upgrades, and roof replacement.
- *10-04 49th Street, Astoria, Queens County, New York:* Sidewalk replacement, parking lot resurfacing, exterior repairs / upgrades, and flooring replacement.
- *143-50 Beech Avenue, Flushing, Queens County, New York:* Front step repairs.
- *110-184th Avenue, Richmond Hill, Queens County, New York:* Flooring upgrades.
- *56-30 Clearview Expressway, Oakland Gardens, Queens County, New York:* Masonry repairs.
- *130-03 7th Avenue, College Point, Queens County, New York:* Masonry repairs and boiler replacement.
- *82-29 Country Pointe Circle, Queens Village, Queens County, New York:* Roof replacement.
- *230-31 148th Avenue, Laurelton, Queens County, New York:* Flooring upgrades and masonry repairs.
- *145-51 181st Street, Springfield Gardens, Queens County, New York:* Gutter repairs.
- *52-32 72nd Place, Maspeth, Queens County, New York:* Structural repairs to garage.
- *107-53 78th Street, Ozone Park, Queens County, New York:* Roof replacement.
- *258-02 Craft Avenue, Rosendale, Queens County, New York:* Masonry repairs.
- *189-15 Station Road, Flushing, Queens County, New York:* Elevator replacement, masonry repairs, and window replacement.
- *160-12 20th Road, Whitestone, Queens County, New York:* Sidewalk repairs and window replacement.
- *3600 Route 112, Coram, Suffolk County, New York:* HVAC repairs, elevator replacement, and flooring replacement.
- *40 Elmont Road, Elmont, Suffolk County, New York:* Hot water heater replacement, new flooring, sidewalk repairs, and fencing installation.
- *55 Horizon Drive, Huntington, Suffolk County, New York:* Elevator replacement.
- *11 Route 111, Smithtown, Suffolk County, New York:* Elevator replacement and new flooring.

About the Institution. WellLife, formerly known as PSCH, Inc., is a New York not-for-profit health and human services organization established in 1980. WellLife is a member of the Alliance of Long Island Agencies, Inc., and is eligible for DASNY financing by virtue of that membership. The Institution provides a broad range of residential, clinical, and community-based services to individuals with intellectual and developmental disabilities, mental illness, and substance use disorders throughout New York City and Long Island. Its programs include residential and supported housing, day habilitation, outpatient mental health and substance use treatment, care coordination, children and family services, and vocational and community supports. WellLife's services are designed to promote independence, recovery, and community integration.

Since its establishment, WellLife has expanded beyond its original community residential programs. Its 2011 merger with the Pederson-Krag Center broadened its Long Island presence and added children and family services, as well as substance use treatment and prevention programs. The Institution adopted the WellLife Network name in January 2017 and reports serving more than 25,000 individuals and families annually.



SEQR Determination. DASNY completed this environmental review in accordance with *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.

As described above, the Proposed Project components would entail the “*maintenance or repair involving no substantial changes in an existing structure or facility*”; the “*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*”; “*refinancing of existing debt*”, and/or the “*purchase or sale of furnishings, equipment or supplies, including surplus government property*”, which are Type II actions as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(1); 6 N.Y.C.R.R. § 617.5(c)(2), 6 N.Y.C.R.R. § 617.5(c)(29) and 6 N.Y.C.R.R. § 617.5(c)(31), respectively.

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

SHPA Determination. The Proposed Project was 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”). In compliance with Article III, Section 3.0 of the MOU, OPRHP will 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 State/National Register of Historic Places.

Attachments.

CC: Dena Amodio, Esq.
Sara E. Stein, AICP, LEED AP
David P. Ostrander
Alex Sirdine
SEQR File
OPRHP File

¹ 6 N.Y.C.R.R. § 617.5(a).