



DASNY

ANDREW M. CUOMO
Governor

ALFONSO L. CARNEY, JR.
Chair

GERRARD P. BUSHELL
President & CEO

Memorandum

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

FROM: Sara Stein, Environmental Manager
Office of Environmental Affairs

DATE: October 28, 2016

RE: *State Environmental Quality Review (SEQR) Determination* for the Brightpoint Health 2016 Financing Project (Article 28 Program)

Brightpoint Health has requested financing from DASNY ("Dormitory Authority State of New York") pursuant to DASNY's Article 28 Program for its 2016 *Financing Project* (the "Proposed Project"). 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 *Credit Summary* report dated October 28, 2016 (attached), and other relevant documentation, it has been determined that for purposes of *SEQRA*, the Proposed Action would consist of DASNY's authorization of the issuance of an amount not to exceed \$12,000,000 in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2016 Bonds (the "Bonds") to be sold through a private placement pursuant to DASNY's Article 28 Program on behalf of Brightpoint Health.

2016 Financing Project. The proceeds of the bond issuance would be used to refinance outstanding indebtedness incurred by Brightpoint Health and to finance certain capital projects on behalf of Brightpoint Health. More specifically, the Proposed Project would consist of: (1) the refinancing of New York City Industrial Development Agency ("NYCIDA") Civic Facility Refunding Revenue Bonds, Series 2006; and (2) the renovation of approximately 27,000 gross square feet ("gsf") of space, comprising 2 floors in a 4-story building with sublevel parking, to establish a new health center at 2351 Bedford Avenue, borough of Brooklyn, Kings County, New York. The components of the 2016 *Financing Project* are described further under *SEQR Determination*, below.

Description of the Institution. Brightpoint Health and Brightpoint Care are both 501(c)(3) not-for-profit organizations that deliver comprehensive and integrated health care and support services to individuals throughout New York City and beyond. Brightpoint Health operates freestanding diagnostic and treatment centers ("D & T Centers") licensed under Article 28 of the New York State Public Health Law and Article 31 of the New York State Mental Hygiene Law. The D & T Centers primarily serve individuals with incomes below 200 percent of the Federal poverty level, providing specialized primary

care for those infected with HIV and having a history of incarceration, homelessness and substance abuse.

Brightpoint Care, which was formed in the late 1980s to address the needs of the growing population with HIV and chemical dependency, provides Adult Day Health Care and mental health home programs. Brightpoint Care participates in the Medicaid Health Home Program in which comprehensive care management, transitional care and family and patient support services are provided. Brightpoint Health and Brightpoint Care have a common board, and Brightpoint Health is the sole member of Brightpoint Care. For the *2016 Financing Project*, it is anticipated that Brightpoint Health will be the borrower and that Brightpoint Care will be the guarantor.

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.

Refinancing of NYCIDA Series 2006 Revenue Bonds. The Proposed Project would involve the refinancing of all or a portion of the \$5,795,000 principal amount of Brightpoint Health’s outstanding NYCIDA Civic Facility Revenue Bonds (2006 Project Samaritan AIDS Services, Inc. Project), the proceeds of which were used to refinance existing indebtedness related to: (1) an approximately 6,250-gsf, 2½-story facility located at 1543 Inwood Avenue, Borough of Bronx, Bronx County, New York; (2) an approximately 13,260-gsf, 2-story facility located at 1545 Inwood Avenue, borough of Bronx, Bronx County, New York; (3) an approximately 9,475-gsf, 1-story facility located at 105-06 Sutphin Boulevard, Jamaica, Queens County, New York; and (4) an approximately 14,000-gsf, 1-story facility with mezzanine located at 803 Sterling Place, borough of Brooklyn, Kings County, New York. All four facilities provide an adult day care health care program and related health programs for persons with HIV/AIDS.

The refinancing of existing debt is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(23) of SEQR. 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.

Renovation of 2351 Bedford Avenue Building. The Proposed Project would involve the renovation of approximately 27,000 gsf of space, comprising 2 floors in a 4-story building with sublevel parking, located at 2351 Bedford Avenue, borough of Brooklyn, Kings County, New York, to establish a new health center to provide medical, behavioral and dental healthcare for the homeless and low-income adults and children in the Flatbush community. The building was formerly used for auto repair, parts and sales and manufacturing activities. The new health center would be a change in use from the former manufacturing activities and would thus constitute an Unlisted Action as specifically designated by 6 *N.Y.C.R.R.* § 617.2(ak).

¹ 6 *N.Y.C.R.R.* § 617.5(a).

The New York State Department of Health (“NYSDOH”) conducted an uncoordinated *SEQR* environmental review of the Proposed Project and issued a *SEQR Negative Declaration Notice of Determination of Nonsignificance* (in the form of a *Short Environmental Assessment Form [“SEAF” – Parts 2 and 3]*) on January 8, 2016 (attached).² Since the previous *SEQR* review was uncoordinated, DASNY, as the sole remaining involved agency with a discretionary approval for the Proposed Project, is required to conduct its own uncoordinated review under *SEQR*.

Representatives of Brightpoint Health completed a *Short Environmental Assessment Form [“SEAF”]* Part 1 dated September 9, 2016, attached, and submitted supplementary project information. Representatives of DASNY conducted a site visit on June 23, 2016, and analyzed the relevant areas of environmental concern, as summarized in the *SEAF Part 2 and 3* (attached). Based on the above, and the additional information contained herein, DASNY has determined that Brightpoint Health’s proposed renovation and fit out of the first two floors of the 2351 Bedford Avenue building to be used for a neighborhood health center would not have a significant adverse impact on the environment, and a Draft Environmental Impact Statement (“DEIS”) will not be prepared.

SHPA Determination. The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980 [“SHPA”]*, especially the implementing regulations of Section 14.09 of the *Parks, Recreation, and Historic Preservation Law [“PRHPL”]*, as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation, and Historic Preservation (“OPRHP”). The building is not listed in or eligible for listing in the State and/or National Registers of Historic Places (“S/NR”). It is the opinion of DASNY that the Proposed Project would have no impact on historic or cultural resources in or eligible for inclusion in the S/NR.

SSGPIPA Determination. Since the Proposed Action would include DASNY bond financing, a Smart Growth Impact Statement (“SGIS”) for the Proposed Project was prepared pursuant to the *New York State Smart Growth Public Infrastructure Policy Act [“SSGPIPA”]* procedures (see “Smart Growth Impact Statement Assessment Form [“SGISAF”], attached). DASNY’s Smart Growth Advisory Committee reviewed the SGIS and attested that the Proposed Project, to the extent practicable, would meet 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. As indicated on the form, the Proposed Project would be generally supportive of *SSGPIPA*, and no further *SSGPIPA* analysis is required.

Attachments

cc: Debbie J. Paden, Esq.
Matthew T. Bergin
SEQR File
OPRHP File

² NYSDOH Certificate of Need (“CON”) Application №. 152393.

Credit Summary Update

Brightpoint Health
New York, New York

October 28, 2016

Program: Article 28

Purpose: Private Placement/Refinancing/New Money

New Issue Details

Multiple series of fixed and/or variable rate, tax-exempt and/or taxable Series 2016 Bonds, with maximum maturities of 15 years, in an amount not to exceed \$12,000,000 are to be sold through a private placement.

Co-Bond Counsel – Squire Patton Boggs LLP
D. Seaton and Associates

Purpose

- The refinancing of the New York City Industrial Development Agency Civic Facility Revenue Bonds, Series 2006 (\$6.2 million).
- Renovations to an existing building to accommodate a 26,600 square foot health center (\$6.5 million).

Security

- Mortgages on certain property acceptable to BankUnited, N.A. (the “Bank”).
- First priority lien on all non-real estate assets.
- Payment guaranty from Brightpoint Care.

Expected Ratings: NR/NR/NR

Overview

Brightpoint Health and Brightpoint Care are both 501(c)(3) not-for-profit organizations that deliver comprehensive and integrated health care and support services to individuals throughout New York City and beyond. Brightpoint Health operates freestanding diagnostic and treatment centers (“D & T Centers”) licensed under Article 28 of the New York State Public Health Law and Article 31 of the New York State Mental Hygiene Law. The D & T Centers primarily serve individuals with incomes below 200% of the Federal poverty level; provide specialized primary care for those infected with HIV, and/or individuals who have had a history of incarceration, homelessness or substance abuse. Brightpoint Care was formed in the late 1980’s to address the needs of the growing population with HIV and chemical dependency. Brightpoint Care provides Adult Day Health Care and mental health home programs. Brightpoint Care participates in the Medicaid Health Home Program in which comprehensive care management, transitional care and family and patient support services are provided. Brightpoint Health and Brightpoint Care have a common board. Brightpoint Health is the sole member of Brightpoint Care.

Over the years, the Institutions have expanded their services. The services now include community-based

primary, dental and mental health care, care management, Adult Day Health Care programs, outpatient substance abuse treatment and counseling as well as risk-reduction services. The Medicaid Health Home Program is one of the largest in New York State, providing medical, behavioral health and social support service integration to over 5,500 high utilizers of Medicaid services. The Institutions provide services consistent with the Delivery System Reform Incentive Payment (DSRIP) Program’s goal of ensuring that patients receive appropriate health care, including integrated medical and behavioral health care in a coordinated outpatient setting.

Description of the Series 2016 Bonds

- The Bonds are special obligations of DASNY and are expected to be directly purchased by the Bank or Bridge Funding Group, Inc., a fully owned subsidiary of the Bank. Bridge Funding Group, Inc. is also a Qualified Institutional Buyer.
- The Loan Agreement is a general obligation of Brightpoint Health.
- The Bonds are payable from payments made under the Loan Agreement and certain funds and accounts established under the Resolution.

Approvals

- Resolution to Proceed – May 11, 2016
- PACB Approval – September 21, 2016
- SEQR Filing – October 28, 2016
- TEFRA Hearing – November 3, 2016*

*Anticipated date.

Recent Information

It is currently anticipated that Brightpoint Health will be the borrower and that Brightpoint Care will be the guarantor. The current structure is expected to require the issuance of two series of Bonds. The Series 2016A Bonds will mature no more than fifteen years from their date of issuance; the Series 2016B Bonds will mature no more than seven years from their date of issuance. Upon the 10th year anniversary of the Series 2016A Bonds, the Bank may exercise a tender whereby all principal and any unpaid interest shall be due. The Series 2016B Bonds will not be subject to a mandatory tender. The Series 2016A and B Bonds are anticipated to be issued as variable rate bonds with swaps to provide Brightpoint Health with a synthetic fixed rate. Brightpoint Health will engage an independent swap advisor.



DASNY

DIVISION OF PUBLIC FINANCE AND PORTFOLIO MONITORING
PORTIA LEE, MANAGING DIRECTOR
PREPARED BY: MATTHEW T. BERGIN (518) 257-3140

NOTICE OF PUBLIC HEARING ON PROPOSED PROJECT
AND ISSUANCE OF REVENUE BONDS
BY THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK
FOR BRIGHTPOINT HEALTH

Public notice is hereby given that, at the time and place designated below, the Dormitory Authority of the State of New York (“DASNY”) will conduct a public hearing for the purpose of giving interested persons an opportunity to be heard on the project described below (the “Project”) and the proposed plan of finance for the issuance by DASNY of one or more series of its tax-exempt Brightpoint Health Revenue Bonds (the “Bonds”) in an estimated aggregate principal amount not to exceed \$12,000,000. The public is invited to comment either in person or in writing with respect to the Project and the issuance of the Bonds. Proceeds of the Bonds are expected to be used to finance or refinance all or a portion of the cost of acquiring, constructing, demolishing, reconstructing, renovating, equipping, repairing, purchasing, refinancing or otherwise providing for the Project and to pay for costs of issuance and capitalized interest, if any. The Project is to be operated by Brightpoint Health (the “Borrower”). The main administrative offices of the Borrower are located at 71 West 23rd Street, 8th Floor, New York, NY 10010.

The Project consists of: (a) the renovation of approximately 27,000 gross square feet of space, comprising 2 floors in a 4-story building with sub-level parking, at 2351 Bedford Avenue, Brooklyn, NY to establish a new health center to provide medical, behavioral and dental healthcare for the homeless and low-income adults and children in the Flatbush community; and (b) the refunding of all or a portion of the \$5,795,000 principal amount of the Borrower’s outstanding New York City Industrial Development Agency Civic Facility Revenue Bonds (2006 Project Samaritan AIDS Services, Inc. Project) (the “Series 2006 Bonds”).

Proceeds of the outstanding Series 2006 Bonds were used to refinance existing indebtedness related to: (A) at 1543 Inwood Avenue, Bronx, NY an approximately 6,250 square foot, 2.5-story facility, providing, together with the 1545 Inwood Avenue Facility referred to below, an adult health care program and related health programs for persons with HIV/AIDS; (B) at 1545 Inwood Avenue, Bronx, NY an approximately 13,260 square foot, 2-story facility, providing, together with the 1543 Inwood Avenue Facility, an adult day health care program and related health programs for persons with HIV/AIDS; (C) at 105-06 Sutphin Boulevard, Jamaica, Queens, NY an approximately 9,475 square foot, 1-story facility, providing an adult day health care program and related health programs for persons with HIV/AIDS; and (D) at 803 Sterling Place, Brooklyn, NY an approximately 14,000 square foot, 1-story facility with mezzanine, to provide an adult day care health care program and related health programs for persons with HIV/AIDS.

A public hearing with respect to the proposed issuance of the Bonds will be held at DASNY’s office at 515 Broadway, Albany, NY 12207 at 9:30 a.m. on November 3, 2016. Written comments can be sent to DASNY’s Office of Counsel at such address no later than such date. Materials related to the issuance of the Bonds are available for inspection at such location from 9:00 a.m. to 5:00 p.m. on any business day preceding the hearing and at the hearing. Further information may be requested from DASNY’s Office of Counsel at the above address or by calling (518) 257-3120.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: Andrew Phelps, VP Support Services, Brightpoint Health</p>		<p>Date: 9/19/16</p>
<p>Signature: <u>Andrew Phelps</u></p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



architects + engineers

538 Broad Hollow Road, 4th Floor East tel 631.756.8000
Melville, NY 11747 fax 631.694.4122

**ARCHITECTURAL PROGRAM NARRATIVE
FOR BRIGHTPOINT HEALTH
INTERIOR ALTERATION TO 2351 BEDFORD AVENUE
BROOKLYN, NEW YORK**

October 11, 2016

The facility is to be situated at 2351 Bedford Avenue, Brooklyn, New York at the southeast corner of Bedford and Tilden Avenues in downtown Brooklyn. The Brightpoint space is two stories and has a total of approximately 26,600 square feet in gross floor area and will contain program space for seven treatment and counseling programs. The Brightpoint Health programs are to fill both floors in the building. There will be no other tenants.

The building was constructed prior to December 15, 1961. Therefore, under Section 36-21 of the New York City Zoning Resolution, it does not require parking. However, the building owner is installing a carlift which will travel from the first floor to the cellar. The cellar will contain parking for 88 vehicles and will be attendant parked. The construction cost of this parking garage is not the responsibility of Brightpoint. In addition, the Plot Plan on Drawing A-1 shows that "on-street" parking is available on both sides of surrounding streets. Also, the site is served by mass transit.

There is a public lobby with an entrance from Bedford Avenue having two large elevators and an enclosed stair to provide access to the second floor. There is a service entrance on Tilden Avenue. The Article 28 Diagnostic and Treatment Program and the Article 31 Mental Health program are two programs situated on opposite sides of the entrance lobby. The Article 28 is 7,062 sq. ft. and is the largest program with a centrally located registration and discharge area. The waiting area accommodates over 50 people and will contain toilets, a play area for children, a children's toilet and a coffee counter. There are 12 examination rooms and much additional space for nursing and other staff offices. A large Group Room (386 sq. ft.) and a 340B Pharmacy (360 sq. ft.) are shared with the adjacent Article 31 Mental Health Program. The 340B Pharmacy will store prescription medicines and narcotics so there will not be a need for a narcotics storage cabinet within the Article 28 Program. A patient for the Article 31 will register in a central registration area within the Article 28 waiting area. They are then directed to the Article 31 on the opposite side of the lobby entrance. Upon entering, there is a reception counter where patients can be directed to nearby triage and intake rooms, or to a seat in the waiting area with seating provided for 25 people, toilet rooms, and a coffee counter. The program will have six counseling rooms for patients to meet with licensed social workers and several additional offices for counseling and medical staff. The Article 31 Mental Health Program occupies 3,442 sq. ft.

The second floor houses the four remaining programs: The Home Health Program, an Article 28 Dental Program, an Article 822 Day Treatment Program for substance abuse, and an Article 31 Pediatric Mental Health Program. There are also public toilets, a staff lounge shared amongst all program staff, a 919 sq. ft. training/group room for approximately 62 people, and offices for general agency staff. The Home Health Program is 2,701 sq. ft. and will have cubicles for up to 15 case managers, patient navigators, and outreach personnel. There will be three private counseling rooms and private offices for the Home Health Unit Supervisor and the Program Director. The 2,326 sq. ft. Article 28 Dental Program will accommodate 30 people in a private skylight lit waiting room and there will be six dental examination rooms and two offices for the dentists. A toilet, triage room, lab, and soiled utility room will also be included in the dental suite. The Article 822 Day Treatment Program (3,049 sq. ft.) will enter to a receptionist and a skylight lit waiting area for approximately 20 people. A toilet room and coffee counter are adjacent. There are three offices and eight private counseling rooms as well as four 200 sq. ft.



skylight lit group rooms. The Article 31 Pediatric Mental Health Program (1,116 sq. ft.) will have a private waiting room accessed from the second floor corridor. There are six private office/counseling rooms and a toilet room to complete this suite.

Other Compliance Information:

1. NYCRR Title 10, 715.1 Pertinent Standards. Diagnostic and Treatment Centers shall comply with all pertinent requirements, technical standards and codes set forth or incorporated by reference into Part 711 of this Title, including but not limited to, Chapter 38, "New Business Occupancies", of NFPA 101, Life Safety Code, 2000 edition.
2. 2010 Guidelines for Design and Construction of Health Care Facilities, Part 3, Ambulatory Care.
3. ICC/ANSI A117.1-2003 Accessible and Usable Buildings and Facilities.

For the health and safety of the registrants, the design will include:

- Protection of sink traps and piping.
- Slip resistant finishes
- Water temperature limits at 110 degrees
- Grab bars for toilets

CONSULTANTS:

MARK	DATE	DESCRIPTION
	07/08/16	REVISED NYS DOH FINAL CON SUBMISSION
	03/04/16	NYS DOH FINAL CON SUBMISSION
	03/03/16	NYS DOH RESUBMISSION
	02/26/16	
	01/22/16	
	11/09/15	NYS DOH SCHEMATIC DESIGN

PROJECT #:	HELP1403
DATE:	JULY 2014
DESIGNED BY:	DLM2
DRAWN BY:	GMV / MDC
CHECKED BY:	MAM
REVIEWED BY:	MAM

BRIGHTPOINT HEALTH

PROPOSED HEALTH CARE CENTER

2351 Bedford Avenue
Brooklyn, N.Y. 11226

CONTRACT

STATUS

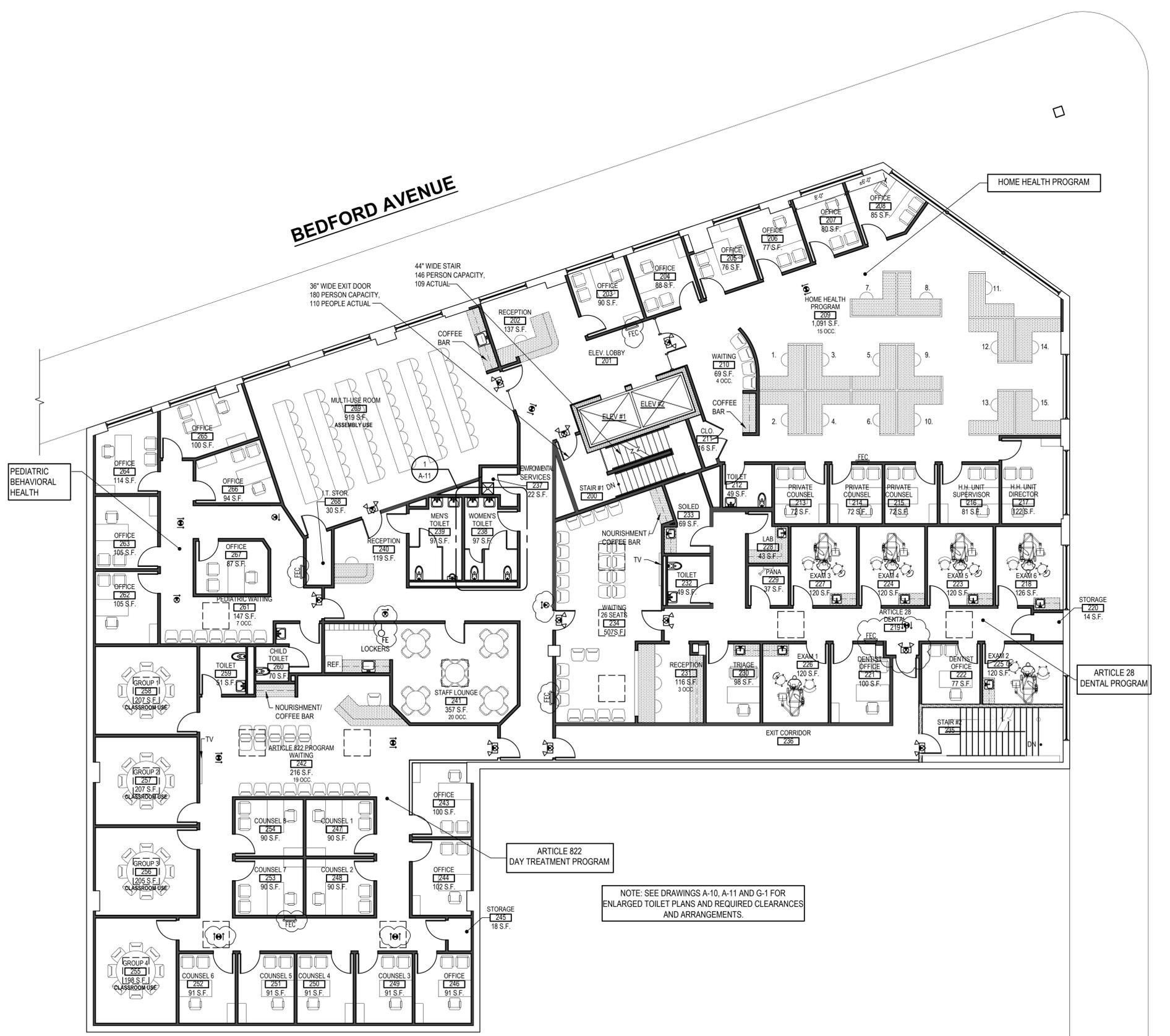
SCHEMATIC DESIGN

SHEET TITLE

SECOND FLOOR PLAN PROPOSED CONDITIONS

SHEET #

A-5



1 Second Floor Plan Proposed Conditions
SCALE: 1/8" = 1'-0"

NOTE: SEE DRAWINGS A-10, A-11 AND G-1 FOR ENLARGED TOILET PLANS AND REQUIRED CLEARANCES AND ARRANGEMENTS.

ALL WORK TO BE DONE UNDER NFPA 101 2000 EDITION, CHAPTER 38 NEW BUSINESS OCCUPANCIES, AND FGI GUIDELINE, CHAPTER 3.1 COMMON ELEMENTS FOR OUTPATIENT FACILITIES

M:\draft\H1\PHF P_403\Schematic Design\AS G_Proposed Second Floor Plan (as Modified) - July 21, 2016 - 12:30pm (Rev. 11/2016) - 11/20/16 Rev. 11/2016

CONSULTANTS:

MARK	DATE	DESCRIPTION
	07/22/16	NYS DOH SUBMISSION
	07/08/16	REVISED NYS DOH FINAL CON SUBMISSION
	03/04/16	NYS DOH FINAL CON SUBMISSION
	03/03/16	NYS DOH RESUBMISSION
	02/26/16	
	01/22/16	
	11/09/15	NYS DOH SCHEMATIC DESIGN

PROJECT #:	HELP1403	SEAL
DATE:	JULY 2014	
DESIGNED BY:	DLM2	
DRAWN BY:	MDC	
CHECKED BY:	MAM	REVIEWED BY: MAM

BRIGHTPOINT HEALTH

PROPOSED HEALTH CARE CENTER

2351 Bedford Avenue
Brooklyn, N.Y. 11226

CONTRACT

STATUS

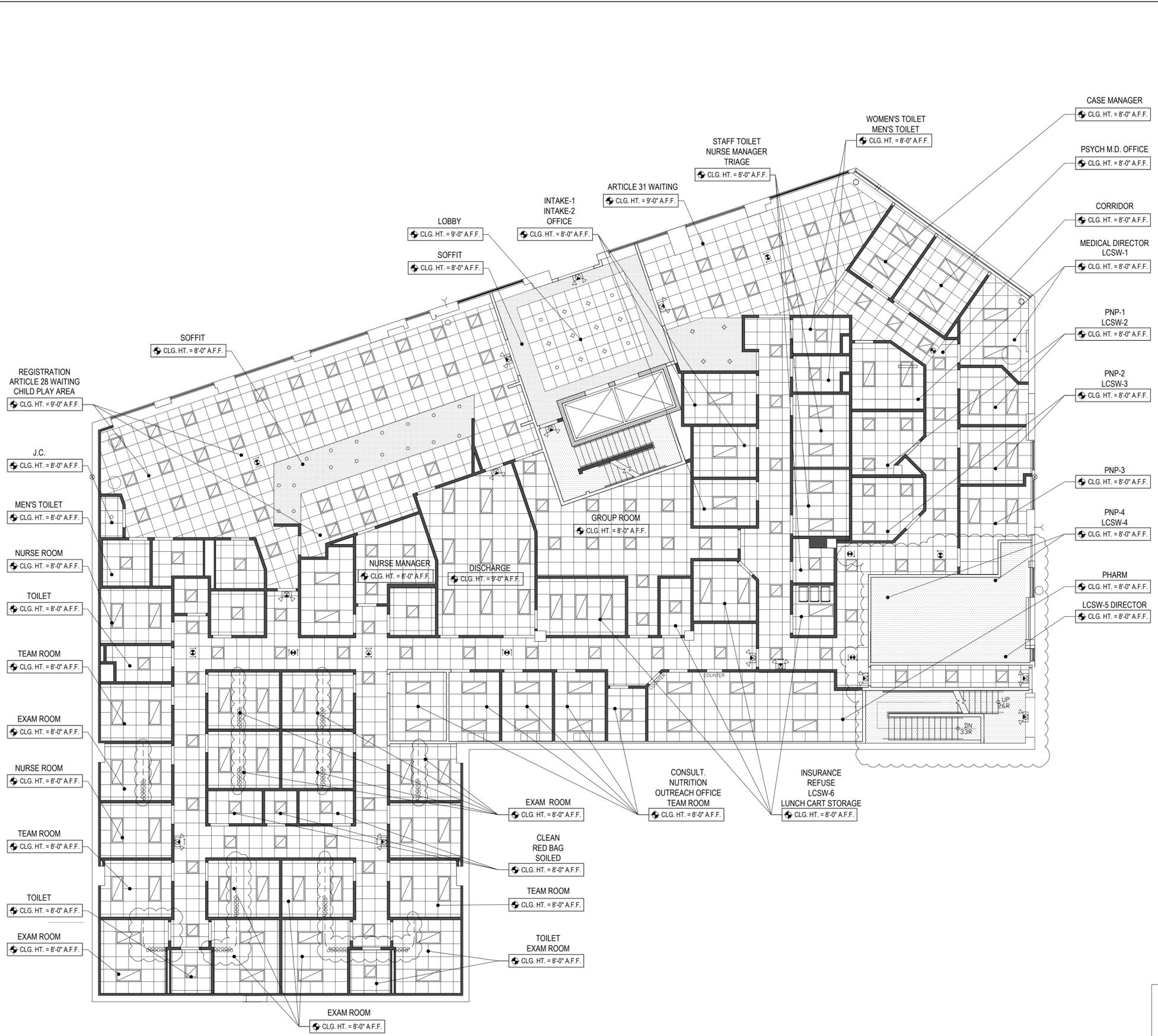
SCHEMATIC DESIGN

SHEET TITLE

FIRST FLOOR REFLECTED CEILING PLAN

SHEET #

A-6



DRAWING LEGEND

	NEW 2x2 FLUORESCENT LAY-IN TYPE LIGHT FIXTURE
	NEW 2x4 FLUORESCENT LAY-IN TYPE LIGHT FIXTURE
	RECESSED DOWN LIGHT FIXTURE
	CEILING MTD. EXIT SIGN (LIGHTED) -ARROW INDICATES DIRECTION OF EXIT. DARKENED QUADRANTS INDICATE LIGHT FACE(S)
	NYC APPROVED EXIT LIGHT AND SIGN WITH EMERGENCY LIGHTING AND BATTERY BACKUP IN ACCORDANCE WITH SECTION 27-382a
	GYP. BOARD CEILING / SOFFIT SYSTEM (REFER TO PLAN FOR HEIGHTS)
	SUSPENDED TILE & GRID SYSTEM (2X2 OR 2X4) (REFER TO PLAN FOR LOCATION AND HTS.)

* ALL CEILING HEIGHTS ON PLANS UNLESS OTHERWISE NOTED

ALL WORK TO BE DONE UNDER NFPA 101 2000 EDITION, CHAPTER 38 NEW BUSINESS OCCUPANCIES, AND FGI GUIDELINE, CHAPTER 3.1 COMMON ELEMENTS FOR OUTPATIENT FACILITIES

1 First Floor Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"

M:\arch\HELP_1403\Schematic Design\A6.0 - First Floor Reflected Ceiling Plan.rvt, 2016 - 12:45pm, Plot on: Jul 21, 2016 - 2:17pm, By: mdc

CONSULTANTS:

MARK	DATE	DESCRIPTION
	07/22/16	NYS DOH SUBMISSION
	07/08/16	REVISED NYS DOH FINAL CON SUBMISSION
	03/04/16	NYS DOH FINAL CON SUBMISSION
	03/03/16	NYS DOH RESUBMISSION
	02/26/16	
	01/22/16	
	11/09/15	NYS DOH SCHEMATIC DESIGN

PROJECT #:	HELP1403	SEAL
DATE:	JULY 2014	
DESIGNED BY:	DLM2	
DRAWN BY:	MDC	
CHECKED BY:	MAM	REVIEWED BY: MAM

CLIENT

BRIGHTPOINT HEALTH

PROPOSED HEALTH CARE CENTER

2351 Bedford Avenue
Brooklyn, N.Y. 11226

CONTRACT

STATUS

SCHEMATIC DESIGN

SHEET TITLE

SECOND FLOOR REFLECTED CEILING PLAN

SHEET #

A-7



DRAWING LEGEND

	NEW 2x2' FLUORESCENT LAY-IN TYPE LIGHT FIXTURE
	NEW 2x4' FLUORESCENT LAY-IN TYPE LIGHT FIXTURE
	FLUORESCENT PENDANT LIGHT FIXTURE
	RECESSED DOWN LIGHT FIXTURE
	CEILING MTD. EXIT SIGN (LIGHTED) -ARROW INDICATES DIRECTION OF EXIT. DARKENED QUADRANTS INDICATE LIGHT FACE(S)
	NYC APPROVED EXIT LIGHT AND SIGN WITH EMERGENCY LIGHTING AND BATTERY BACKUP IN ACCORDANCE WITH SECTION 27-382a
	GYP. BOARD CEILING / SOFFIT SYSTEM (REFER TO PLAN FOR HEIGHTS)
	SUSPENDED TILE & GRID SYSTEM (2X2 OR 2X4) (REFER TO PLAN FOR LOCATION AND HTS.)

* ALL CEILING HEIGHTS ON PLANS UNLESS OTHERWISE NOTED

ALL WORK TO BE DONE UNDER NFPA 101 2000 EDITION, CHAPTER 38 NEW BUSINESS OCCUPANCIES, AND FGI GUIDELINE, CHAPTER 3.1 COMMON ELEMENTS FOR OUTPATIENT FACILITIES

1 Second Floor Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"

CONSULTANTS:

MARK	DATE	DESCRIPTION
	07/22/16	NYS DOH SUBMISSION
	07/08/16	REVISED NYS DOH FINAL CON SUBMISSION
	03/04/16	NYS DOH FINAL CON SUBMISSION
	03/03/16	NYS DOH RESUBMISSION
	02/26/16	
	01/22/16	
	11/09/15	NYS DOH SCHEMATIC DESIGN

PROJECT #	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED BY
HELP1403	JULY 2014	DLM2	MDC	MAM	MAM

BRIGHTPOINT HEALTH

PROPOSED HEALTH CARE CENTER

2351 Bedford Avenue
Brooklyn, N.Y. 11226

CONTRACT

STATUS
SCHEMATIC DESIGN

SHEET TITLE
FIRST FLOOR LIFE SAFETY PLAN

SHEET #
A-8

LEGEND

	EXISTING WALL
	NEW WALL
	1 HR RATED FIRE BARRIER
	CEILING MTD. EXIT SIGN (LIGHTED) -ARROW INDICATES DIRECTION OF EXIT. DARKENED QUADRANTS INDICATE LIGHT FACE(S)
	NYC APPROVED EXIT LIGHT AND SIGN WITH EMERGENCY LIGHTING AND BATTERY BACKUP IN ACCORDANCE WITH SECTION 27-382a
	EGRESS ACCESS TRAVEL DISTANCE PATH
	SEMI-RECESSED FIRE EXTINGUISHER CABINET IN ACCORDANCE WITH SECTION 9.7.4.1

CAPACITY OF MEANS OF EGRESS:
Table 7.3.1.2 Occupant Load Factor

USE	FT ² / P
BUSINESS USE	100 NET

OCUPANTS = $\frac{FT^2}{FT^2 / P} = \frac{12,903 FT^2}{100 FT^2} = 130$ OCCUPANTS

EGRESS CAPACITY:
Table 7.3.3.1 Capacity

AREA	STAIRWAYS (WIDTH / PERSON)	LEVEL COMPONENTS & RAMPS (WIDTH / PERSON)
ALL OTHERS	NA	0.2 in / PERSON

REQUIRED EGRESS WIDTH = OCC. x CAPACITY FACTOR
= 130 P x 0.2in / P = 26.0'

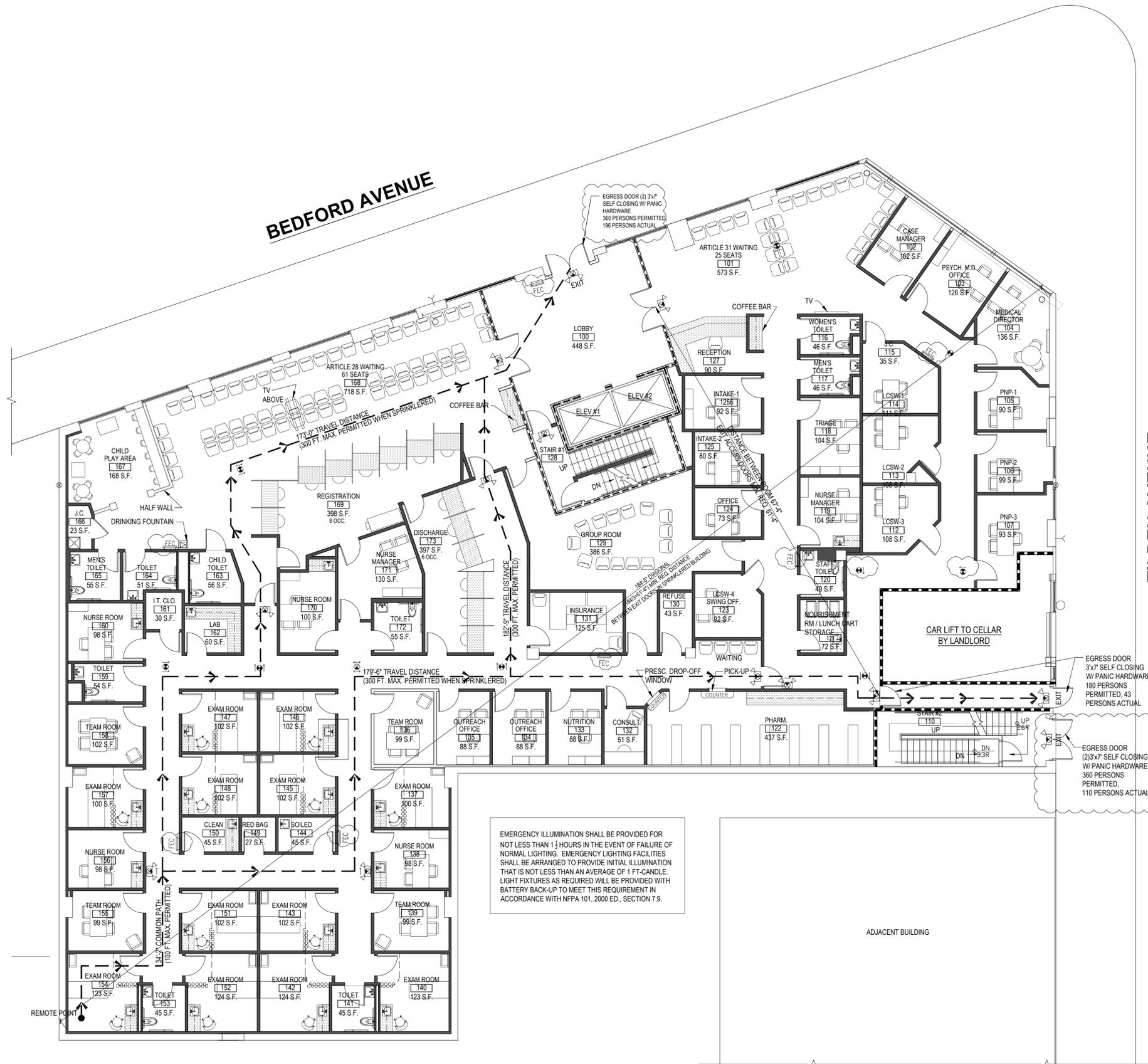
PROVIDED = 72 DOOR + 36" DOOR = 108'

USE	FT ² / PERSON	AREA	FIRST FLOOR OCCUPANT TOTAL
BUSINESS	100	12,903	130
TOTAL		12,903	130

LIFE SAFETY FLOOR PLAN CRITERIA- FIRST FLOOR

- A) LIFE SAFETY PLAN COMPLIES WITH NFPA 101, 2000 EDITION, CHAPTER 38 NEW BUSINESS OCCUPANCIES.
- B) ENTIRE PROGRAM IS LOCATED ON FIRST AND SECOND FLOOR, OVERALL EXISTING BUILDING 2-STORY IN HEIGHT, BUSINESS THROUGHOUT BALANCE OF BUILDING.
- C) LIFE SAFETY PLAN - SEE DRAWINGS A-8.0 AND A-9.0.
- D) BUILDING OCCUPANCY CLASSIFICATION BY NFPA 101, 2000 EDITION, CHAPTER 38 NEW BUSINESS OCCUPANCIES.
- E) CONSTRUCTION CLASSIFICATION - NO MINIMUM REQUIREMENTS PER PER 38.1.6.
- F) BUILDING IS SPRINKLERED.
- G) OCCUPANT LOAD 130. SEE ITEM "S" BELOW
- H) EGRESS CAPACITY WIDTH COMPLIES.
- I) EGRESS DOORS SWING IN DIRECTION OF EGRESS.
- J) ALL EGRESS DOORS SHALL BE SELF CLOSING.
- K) STAIRS COMPLY AS PER TABLE 7.2.2.1(a).
- L) STAIR ENCLOSURE - SMOKEPROOF AS PER 7.2.3.
- M) HORIZONTAL EXITS - N/A.
- N) SMOKE COMPARTMENTS - N/A.
- O) FIRE BARRIER AND FIRE WALLS - N/A.
- P) RAMPS - N/A. MAIN ENTRANCE AT ADJACENT GRADE LEVEL.
- Q) EXIT PASSAGEWAY - 3'-0" MIN. WIDTH, 180 PERSONS CAPACITY AT 2' PER PERSON.
- R) AREA OF REFUGE -N/A FOR SPRINKLERED BUILDINGS AS PER 7.2.12.1(2).
- S) CAPACITY OF MEANS OF EGRESS: TABLE 7.3.1.2 (SEE ADJACENT TABLE)
- T) NUMBER OF MEANS OF EGRESS - 2 PROVIDED AND REQUIRED PER 38.2.4.2.
- U) MEANS OF EGRESS ARRANGEMENT:
 - TRAVEL DISTANCE - SHOWN ON THE DRAWING (300 FT. MAX. ALLOWED FOR SPRINKLERED BUILDING PER TABLE A.7.6.1).
 - DEAD-END CORRIDOR - 11'-8" PROVIDED (50 FT. MAX. ALLOWED FOR SPRINKLERED BUILDING PER 38.2.5.2)
 - COMMON PATH OF TRAVEL- 34'-2" PROVIDED (100FT. MAX. ALLOWED PER TABLE A.7.6.1).
 - DIMENSIONED REMOTENESS BETWEEN EXITS SHOWN ON THE DRAWINGS.
- V) MEASUREMENT OF TRAVEL DISTANCE - SHOWN ON THE DRAWING.
- W) DISCHARGE FROM EXIT - N/A.
- X) NO EXITS DISCHARGE THROUGH BUILDING CORRIDORS
- Y) EXIT LIGHTS & SIGN WITH BATTERY BACKUP - SEE THE DRAWINGS A-2.0 & A-3.0 FOR LOCATION.

ALL WORK TO BE DONE UNDER NFPA 101 2000 EDITION, CHAPTER 38 NEW BUSINESS OCCUPANCIES, AND FGI GUIDELINE, CHAPTER 3.1 COMMON ELEMENTS FOR OUTPATIENT FACILITIES



EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR NOT LESS THAN 1 1/2 HOURS IN THE EVENT OF FAILURE OF NORMAL LIGHTING. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FT-CANDLE. LIGHT FIXTURES AS REQUIRED WILL BE PROVIDED WITH BATTERY BACK-UP TO MEET THIS REQUIREMENT IN ACCORDANCE WITH NFPA 101, 2000 ED., SECTION 7.9.

1 First Floor Life Safety Plan
SCALE: 1/8" = 1'-0"

TILDEN AVENUE

BEDFORD AVENUE

ADJACENT BUILDING

CONSULTANTS:

MARK	DATE	DESCRIPTION
	07/22/16	NYS DOH SUBMISSION
	07/08/16	REVISED NYS DOH FINAL CON SUBMISSION
	03/04/16	NYS DOH FINAL CON SUBMISSION
	03/03/16	NYS DOH RESUBMISSION
	02/26/16	
	01/22/16	
	11/09/15	NYS DOH SCHEMATIC DESIGN

PROJECT #: HELP1403

DATE: JULY 2014

DESIGNED BY: DLM2

DRAWN BY: MDC

CHECKED BY: MAM

REVIEWED BY: MAM

BRIGHTPOINT HEALTH

PROPOSED HEALTH CARE CENTER

2351 Bedford Avenue
Brooklyn, N.Y. 11226

CONTRACT

STATUS: SCHEMATIC DESIGN

SHEET TITLE: SECOND FLOOR LIFE SAFETY PLAN

SHEET #: A-9

LEGEND

- EXISTING WALL
- NEW WALL
- 1 HR RATED FIRE BARRIER
- CEILING MTD. EXIT SIGN (LIGHTED) - ARROW INDICATES DIRECTION OF EXIT. DARKENED QUADRANTS INDICATE LIGHT FACE(S)
- NYC APPROVED EXIT LIGHT AND SIGN WITH EMERGENCY LIGHTING AND BATTERY BACKUP IN ACCORDANCE WITH SECTION 27-382a
- EGRESS ACCESS TRAVEL DISTANCE PATH
- SEMI-RECESSED FIRE EXTINGUISHER CABINET IN ACCORDANCE WITH SECTION 9.7.4.1

CAPACITY OF MEANS OF EGRESS:
Table 7.3.1.2 Occupant Load Factor

BUSINESS + ASSEMBLY + CLASSROOM = TOTAL PERSONS
100 FT²/P 15 FT²/P 20 FT²/P

11,110 FT² + 976 + 817 = 219 TOTAL PERSONS
100 15 20

EGRESS CAPACITY:
Table 7.3.3.1 Capacity

AREA STAIRWAYS (WIDTH / PERSON) LEVEL COMPONENTS & RAMPS (WIDTH / PERSON)

ALL OTHERS 0.3 0.2 in / PERSON

REQUIRED EGRESS WIDTH = OCC. x CAPACITY FACTOR
= 219 P x 0.2 in / P = 65.7"
= 43.8"
= 36" DOOR + 36" DOOR = 72"

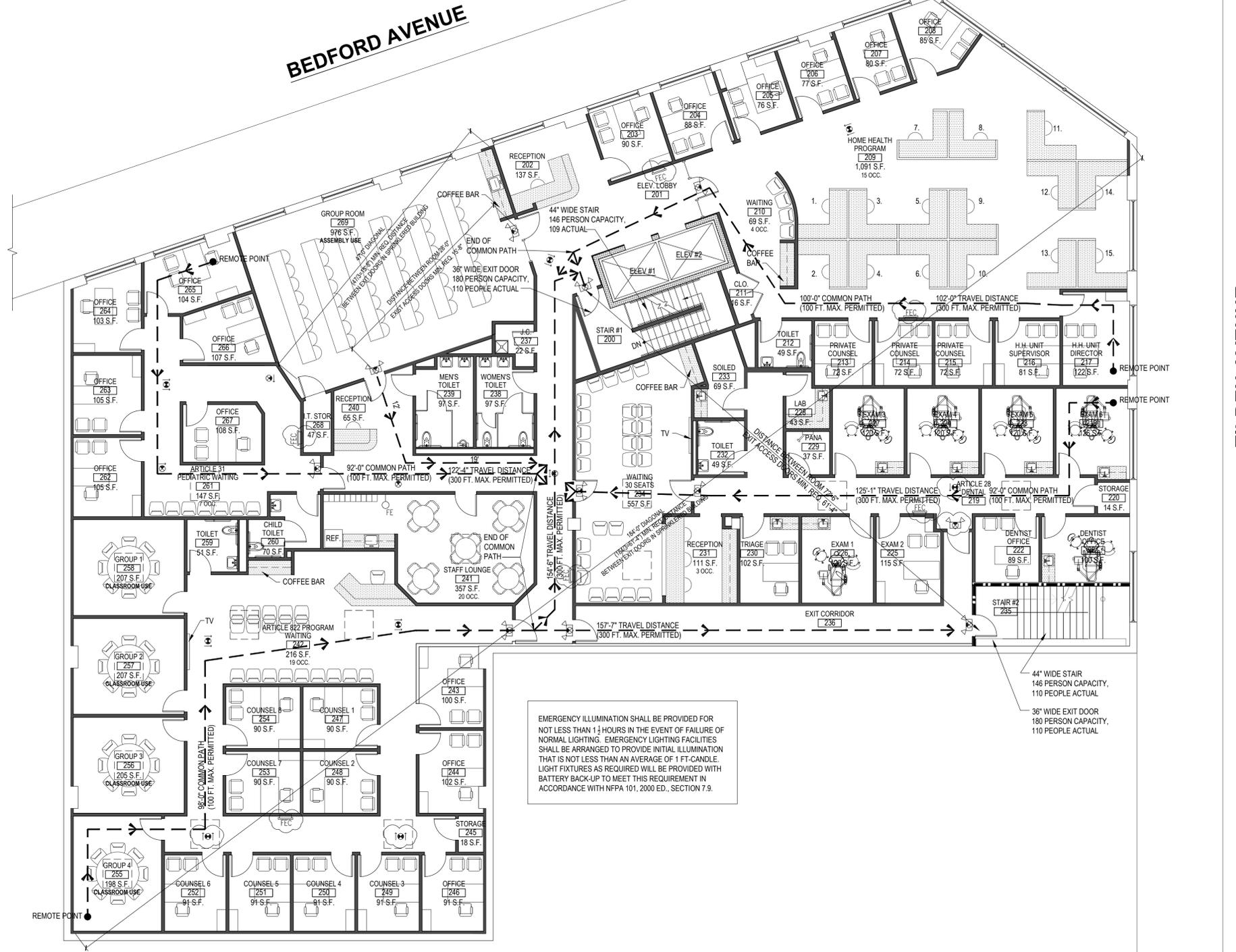
PROVIDED = 2 STAIRS AT 44" = 88"

USE	FT ² / PERSON	AREA	SECOND FLOOR OCCUPANT TOTAL
BUSINESS	100	11,110	112
ASSEMBLY	15	976	66
CLASSROOM	20	817	41
TOTAL		12,903	219

LIFE SAFETY FLOOR PLAN CRITERIA SECOND FLOOR

- A) LIFE SAFETY PLAN COMPLIES WITH NFPA 101, 2000 EDITION, CHAPTER 38 NEW BUSINESS OCCUPANCIES.
- B) ENTIRE PROGRAM IS LOCATED ON FIRST AND SECOND FLOOR, OVERALL EXISTING BUILDING 2-STORY IN HEIGHT, BUSINESS THROUGHOUT BALANCE OF BUILDING.
- C) LIFE SAFETY PLAN - SEE DRAWINGS A-8.0 AND A-9.0.
- D) BUILDING OCCUPANCY CLASSIFICATION BY NFPA 101, 2000 EDITION, CHAPTER 38 NEW BUSINESS OCCUPANCIES.
- E) CONSTRUCTION CLASSIFICATION - NO MINIMUM REQUIREMENTS PER PER 38.1.6.
- F) BUILDING IS SPRINKLERED.
- G) OCCUPANT LOAD 219 - SEE ITEM "S" BELOW
- H) EGRESS CAPACITY WIDTH COMPLIES.
- I) EGRESS DOORS SWING IN DIRECTION OF EGRESS.
- J) ALL EGRESS DOORS SHALL BE SELF CLOSING.
- K) STAIRS COMPLY AS PER TABLE 7.2.2.1(a).
- L) STAIR ENCLOSURE - SMOKEPROOF AS PER 7.2.3.
- M) HORIZONTAL EXITS - N/A.
- N) SMOKE COMPARTMENTS - N/A.
- O) FIRE BARRIER AND FIRE WALLS - N/A
- P) RAMPS - N/A. MAIN ENTRANCE AT ADJACENT GRADE LEVEL.
- Q) EXIT PASSAGEWAY - 3'-0" MIN. WIDTH, 180 PERSON CAPACITY AT 2" PER PERSON.
- R) AREA OF REFUGE -N/A FOR SPRINKLERED BUILDINGS AS PER 7.2.12.1(2).
- S) CAPACITY OF MEANS OF EGRESS - TABLE 7.3.1.2 (SEE ADJACENT TABLE)
- T) NUMBER OF MEANS OF EGRESS - 2 PROVIDED AND REQUIRED PER 38.2.4.2.
- U) MEANS OF EGRESS ARRANGEMENT:
-TRAVEL DISTANCE - SHOWN ON THE DRAWING (300 FT. MAX. ALLOWED FOR SPRINKLERED BUILDING PER TABLE A.7.6.1).
-DEAD-END CORRIDOR - 35'-7" PROVIDED (50 FT. MAX. ALLOWED FOR SPRINKLERED BUILDING PER 38.2.5.2)
-COMMON PATH OF TRAVEL - 98'-4" PROVIDED (100 FT. MAX. ALLOWED PER TABLE A.7.6.1).
-DIMENSIONED REMOTENESS BETWEEN EXITS SHOWN ON THE DRAWINGS.
- V) MEASUREMENT OF TRAVEL DISTANCE - SHOWN ON THE DRAWING.
- W) DISCHARGE FROM EXIT - N/A.
- X) NO EXITS DISCHARGE THROUGH BUILDING CORRIDORS
- Y) EXIT LIGHTS & SIGN WITH BATTERY BACKUP - SEE THE DRAWINGS A-2.0 & A-3.0 FOR LOCATION.

ALL WORK TO BE DONE UNDER NFPA 101 2000 EDITION, CHAPTER 38 NEW BUSINESS OCCUPANCIES, AND FGI GUIDELINE, CHAPTER 3.1 COMMON ELEMENTS FOR OUTPATIENT FACILITIES



EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR NOT LESS THAN 1 1/2 HOURS IN THE EVENT OF FAILURE OF NORMAL LIGHTING. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FT-CANDLE. LIGHT FIXTURES AS REQUIRED WILL BE PROVIDED WITH BATTERY BACK-UP TO MEET THIS REQUIREMENT IN ACCORDANCE WITH NFPA 101, 2000 ED., SECTION 7.9.

1 Second Floor Life Safety Plan
SCALE: 1/8" = 1'-0"

TILDEN AVENUE

538 Broad Hollow Road
4th Floor East
Melville, NY 11747
P: (631) 756-8000
F: (631) 694-4122

Melville, NY 11747
Albany, NY 12205
White Plains, NY 11601
New City, NY 10956
Parsippany, NJ 07054
Howell, NJ 07731

CONSULTANTS:

MARK	DATE	DESCRIPTION
	07/22/16	NYS DOH SUBMISSION
	07/08/16	REVISED NYS DOH FINAL CON SUBMISSION
	03/04/16	NYS DOH FINAL CON SUBMISSION
	03/03/16	NYS DOH RESUBMISSION
	02/26/16	
	01/22/16	
	11/09/15	NYS DOH SCHEMATIC DESIGN

PROJECT #:	HELP1403	SEAL
DATE:	JULY 2014	
DESIGNED BY:	DLM2	
DRAWN BY:	MDC	
CHECKED BY:	MAM	REVIEWED BY: MAM

CLIENT

BRIGHTPOINT HEALTH

PROPOSED HEALTH CARE CENTER

2351 Bedford Avenue
Brooklyn, N.Y. 11226

CONTRACT

STATUS

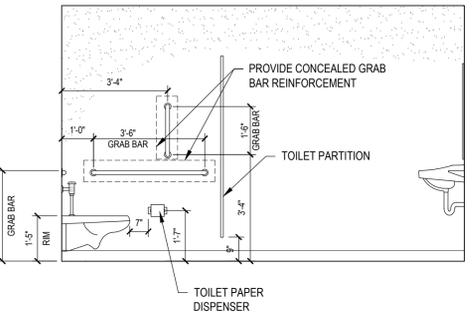
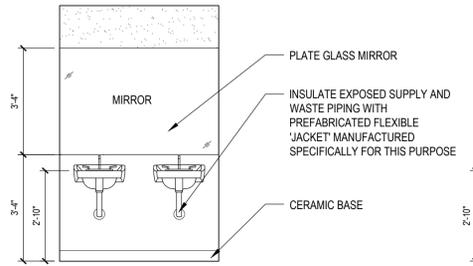
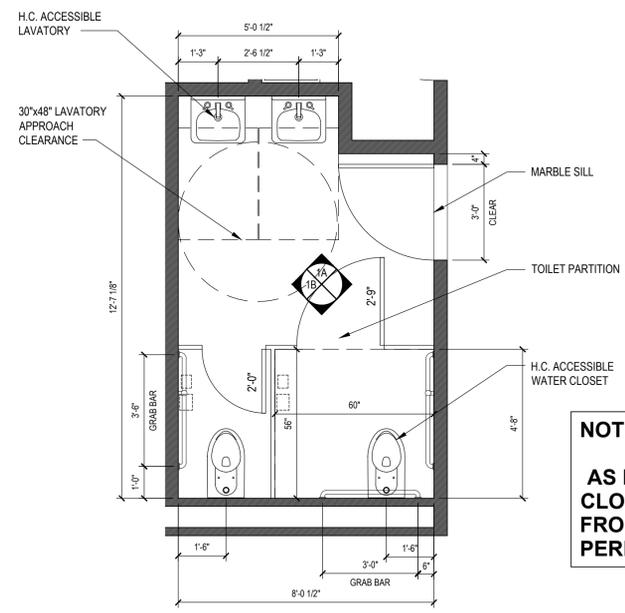
SCHEMATIC DESIGN

SHEET TITLE

ENLARGED TOILET PLANS

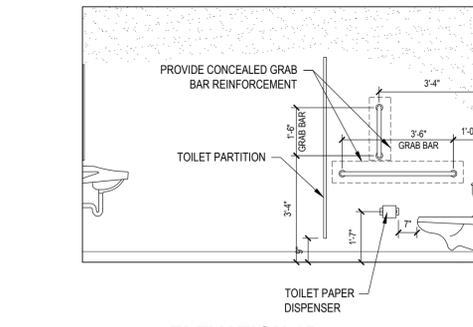
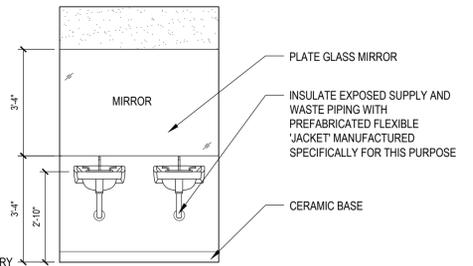
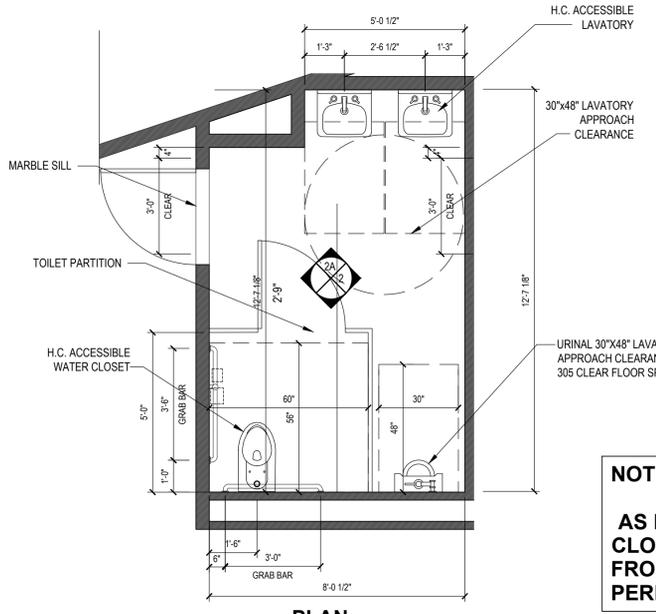
SHEET #

A-11



NOTE:
AS PER 604.3.1: CLEARANCE AROUND ALL WATER CLOSETS SHALL BE 60" MEASURED PERPENDICULAR FROM SIDE WALL AND 56" MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

1 Enlarged Women's Toilet Room @ 2nd Floor - Public Toilet
SCALE: 3/8"=1'-0"



NOTE:
AS PER 604.3.1: CLEARANCE AROUND ALL WATER CLOSETS SHALL BE 60" MEASURED PERPENDICULAR FROM SIDE WALL AND 56" MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

2 Enlarged Men's Toilet Room @ 2nd Floor - Public Toilet
SCALE: 3/8"=1'-0"

ALL WORK TO BE DONE UNDER NFPA 101 2000 EDITION, CHAPTER 38 NEW BUSINESS OCCUPANCIES, AND FGI GUIDELINE, CHAPTER 3.1 COMMON ELEMENTS FOR OUTPATIENT FACILITIES

REFER TO DWG. G-1 FOR A.N.S.I. HANDICAPPED ACCESSIBLE STANDARD DETAILS & REQUIREMENTS

M:\architect\HELP_1403\Schematic Design\A11.0 - Enlarged Toilet Plans.dwg Last Modified: Mar 03, 2016 - 5:41pm Plotted on: Jul 21, 2016 - 4:49pm By: fmmdez

GENERAL ACCESSIBILITY NOTES

- THRESHOLDS AT DOORS SHALL NOT EXCEED 1/4" IN HEIGHT (VERTICAL). THRESHOLDS AT FLOOR LEVEL CHANGES BETWEEN 1/4" & 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. FLOOR LEVEL CHANGES IN EXCESS OF 1/2" @ THRESHOLDS IS NOT ACCEPTABLE. FLOOR LEVEL CHANGES IN EXCESS OF 1/2" SHALL BE RAMPED AND COMPLY WITH ALL HANDICAP ACCESSIBILITY REQUIREMENTS FOR RAMPS AS SPECIFIED IN ANSI 117.1 - 2003.
- DOOR HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE. HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE THE FINISHED FLOOR.
- IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN. FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
- THE MAXIMUM OPENING FORCE OF DOORS SHALL CONFORM TO THE LATEST REQUIREMENTS OF ANSI 117.1 OR APPROPRIATE ADMINISTRATIVE AUTHORITY.
- ALL SIGNAGE, CHARACTER PROPORTION, HEIGHT AND MOUNTING LOCATION/HEIGHT SHALL CONFORM TO THE LATEST REQUIREMENTS OF ANSI 117.1 OR APPROPRIATE ADMINISTRATIVE AUTHORITY.
- AUDIBLE AND VISUAL ALARMS SHALL CONFORM TO THE LATEST REQUIREMENTS OF ANSI 117.1 OR APPROPRIATE ADMINISTRATIVE AUTHORITY.

DOORWAY REQUIREMENTS

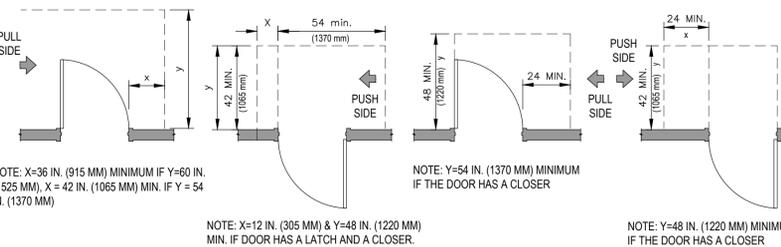
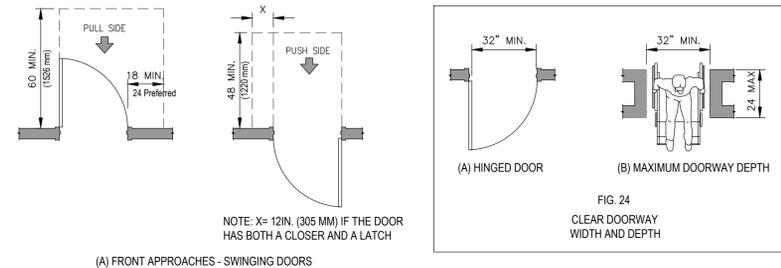
404 DOORS & DOORWAYS

404.1 GENERAL
DOORS TO ACCESSIBLE SPACES AND ELEMENTS AND ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH THE REQUIREMENTS OF 404.

404.2.1 DOUBLE LEAF DOORS
IF DOORWAYS HAVE TWO INDEPENDENTLY OPERATED DOOR LEAVES, THEN AT LEAST ONE LEAF SHALL MEET THE SPECIFICATIONS IN 404.2.2 AND 404.2.3. THAT LEAF SHALL BE AN ACTIVE LEAF.

404.2.2 CLEAR WIDTH
DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN. (815 MM) WITH THE DOOR OPEN 90 DEGREES. MEASURE BETWEEN THE FACE OF THE DOOR AND THE STOP (SEE FIG. 24(A) AND (B)). OPENINGS MORE THAN 24 IN. (610 MM) IN DEPTH SHALL PROVIDE A MINIMUM CLEAR OPENING OF 36 IN.

404.2.3 MANEUVERING CLEARANCES AT DOORS
MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC OR POWER-ASSISTED SHALL BE AS SHOWN IN FIG. 25. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.



404.2.5 TWO DOORS IN SERIES
THE MINIMUM SPACE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48 IN. (1220 MM) PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. DOORS IN SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS. SPACE BETWEEN DOORS SHALL PROVIDE A 60" TURNING RADIUS (SEE FIG. 26).

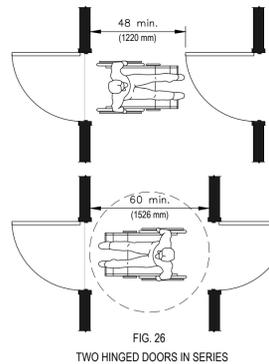
404.2.6 DOOR HARDWARE
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. IN DWELLING UNITS, ONLY DOORS AT ACCESSIBLE ENTRANCES TO THE UNIT ITSELF SHALL COMPLY WITH THE REQUIREMENTS OF THE PARAGRAPH. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 IN. (1220 MM) OR LOWER THAN 34 IN. (865MM) ABOVE FINISHED FLOOR.

404.2.7.1 DOOR CLOSERS
IF THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO AN OPEN POSITION OF 12 DEGREES.

404.2.8 DOOR OPENING FORCE
THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE (LBF) AND NEWTONS (N), FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

- FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
- OTHER DOORS:
 - (A) EXTERIOR HINGED DOORS: 8.5 LBF (37.8 N)
 - (B) INTERIOR HINGED DOORS: 5.0 LBF (22.2 N)
 - (C) SLIDING DOORS AND FOLDING DOORS: 5.0 LBF (22.2 N)

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN CLOSED POSITION.



BATHROOM REQUIREMENTS

604 WATER CLOSETS

604.1 GENERAL
ACCESSIBLE WATER CLOSETS AND TOILET COMPARTMENTS SHALL COMPLY WITH SECTION 604. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH SECTION 603.

604.2 LOCATION
THE WATER CLOSET SHALL BE LOCATED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16-18 IN. MAX. FROM THE SIDE WALL OR PARTITION.

604.3 CLEARANCE

604.3.1 SIZE
A CLEARANCE AROUND A WATER CLOSET 60 IN. MINIMUM, MEASURED PERPENDICULAR FROM THE SIDEWALL AND 56 IN. MINIMUM, MEASURED PERPENDICULAR FROM THE REAR WALL SHALL BE PROVIDED.

604.4 HEIGHT

THE HEIGHT OF WATER CLOSETS SHALL BE 17 IN. TO 19 IN. (430 MM TO 485 MM) MEASURED TO THE TOP OF THE TOILET SEAT (SEE FIG. 47 (B)).

604.5 GRAB BARS

GRAB BARS FOR WATER CLOSETS NOT LOCATED IN STALLS SHALL COMPLY WITH SECTION 609 AND BE PROVIDED IN ACCORDANCE WITH SECTIONS 604.5.1 & 604.5.2.

604.6 FLUSH CONTROLS

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH SECTION 309. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 IN. (1120 MM) ABOVE THE FLOOR.

604.7 DISPENSERS

TOILET PAPER DISPENSERS SHALL BE INSTALLED WITHIN REACH, BETWEEN 7 IN. AND 9 IN. IN FRONT OF THE WATER CLOSET AND COMPLY WITH FIG. 47(B). DISPENSERS THAT CONTROL DELIVERY, OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW, SHALL NOT BE USED.

606 LAVATORIES AND SINKS

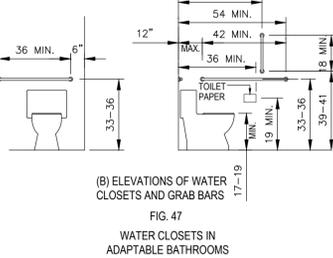
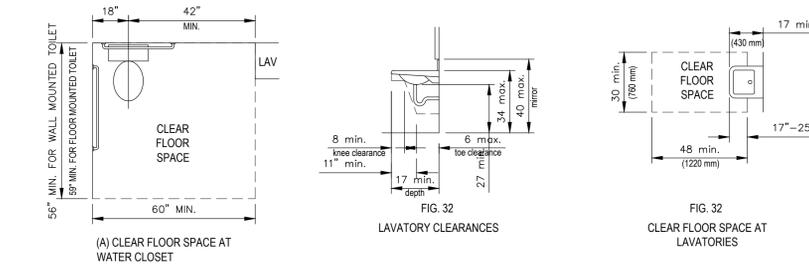
(1) THE LAVATORY AND MIRRORS SHALL COMPLY WITH SECTION 603.3.

(2) IF THE CABINET IS PROVIDED UNDER THE LAVATORY, IT SHALL PROVIDE, OR SHALL BE REMOVABLE TO PROVIDE, THE CLEARANCE SPECIFIED IN SECTIONS 305.5 & 306.

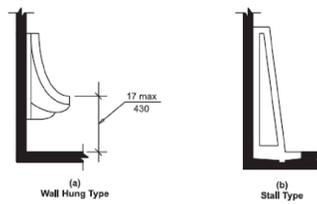
(3) IF THE MEDICINE CABINET IS PROVIDED ABOVE THE LAVATORY, THEN THE BOTTOM OF THE MEDICINE CABINET SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 IN. (1120 MM) ABOVE THE FLOOR.

DOORS

DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE UNLESS THE TOILET OR BATHROOM IS FOR INDIVIDUAL USE ONLY AND IS ACCESSED THROUGH A PRIVATE OFFICE AND NOT FOR PUBLIC USE, OR A CLEAR FLOOR SPACE IS PROVIDED FOR SUFFICIENT MANEUVERING (SEE FIG. 3) WITHIN THE SPACE BEYOND THE ARC OF THE DOOR SWING.



606.6 Exposed Pipes and Surfaces.
Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks



GENERAL REQUIREMENTS

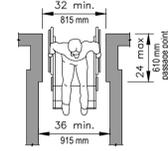


FIG. 1
MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

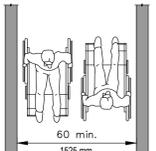


FIG. 2
MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS

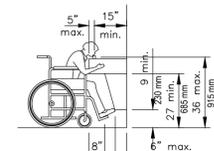
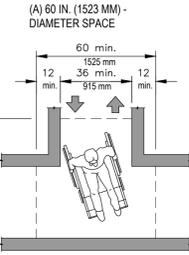
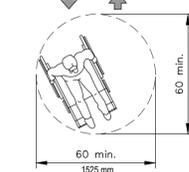
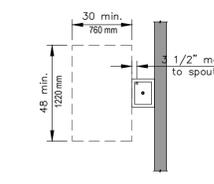
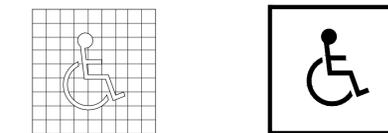


FIG. 4
DRINKING FOUNTAIN AND WATER COOLERS

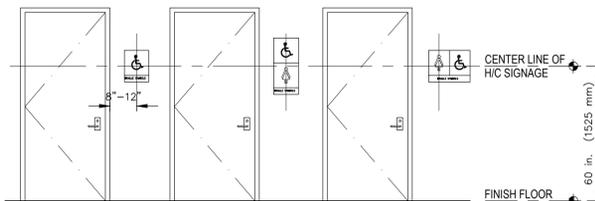


(C) PARALLEL APPROACH

SIGNAGE REQUIREMENTS



INTERNATIONAL SYMBOL OF ACCESSIBILITY



NOTES:

- WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED 60 IN. A.F.F. ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
- MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 IN. (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

538 Broad Hollow Road
4th Floor East
Melville, NY 11747
P: (631) 756-8000
F: (631) 694-4122

Melville, NY 11747
Albany, NY 12205
White Plains, NY 11601
New City, NY 10956
Parsippany, NJ 07054
Howell, NJ 07731

CONSULTANTS:

MARK	DATE	DESCRIPTION
	07/22/16	NYS DOH SUBMISSION
	07/08/16	REVISED NYS DOH FINAL CON SUBMISSION
	03/04/16	NYS DOH FINAL CON SUBMISSION
	03/03/16	NYS DOH RESUBMISSION
	02/26/16	
	01/22/16	
	11/09/15	NYS DOH SCHEMATIC DESIGN

PROJECT #:	HELP1403
DATE:	JULY 2014
DESIGNED BY:	DLM2
DRAWN BY:	MDC
CHECKED BY:	MAM
REVIEWED BY:	MAM

CLIENT

BRIGHTPOINT HEALTH

2351 Bedford Avenue
Brooklyn, N.Y. 11226

PROPOSED
HEALTH CARE CENTER

CONTRACT

STATUS

SCHEMATIC DESIGN

SHEET TITLE

ACCESSIBILITY REQUIREMENTS

SHEET #

G-1



ANDREW M. CUOMO
Governor

**HOWARD A. ZUCKER, M.D.,
J.D.** Acting Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

IMPACT ASSESSMENT FOR UNLISTED ACTION

CON#: 152393

FACILITY NAME: Brightpoint Health

DESCRIPTION: Certify a new extension clinic to be located at 2351 Bedford Avenue, Brooklyn

TOTAL PROJECT COST: \$6,738,447.00

Part 2-Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concert "Have my responses been reasonable considering the scale and context of the proposed action?"

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

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

No need to explain

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts.

DOH

Name of Lead Agency

01/08/2015

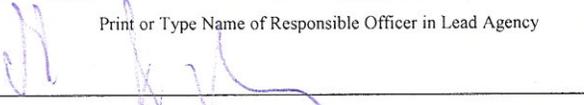
Date

Udo A. Ammon

Print or Type Name of Responsible Officer in Lead Agency

Director, Bureau of Architect and Engineering Review

Title of Responsible Officer


Signature of Responsible Office in Lead Agency


Signature of Preparer (if different from Responsible Officer)

Environmental Assessment

Part I.

The following questions help determine whether the project is "significant" from an environmental standpoint.

1.1	If this application involves establishment, will it involve more than a change of name or ownership only, or a transfer of stock or partnership or membership interests only, or the conversion of existing beds to the same or lesser number of a different level of care beds?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
1.2	Does this plan involve construction and change land use or density?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.3	Does this plan involve construction and have a permanent effect on the environment if temporary land use is involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.4	Does this plan involve construction and require work related to the disposition of asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part II.

If any question in Part I is answered "yes" the project may be significant and Part II must be completed. If all questions in Part II are answered "no" it is likely that the project is not significant.

2.1	Does the project involve physical alteration of ten acres or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.2	If an expansion of an existing facility, is the area physically altered by the facility expanding by more than 50% and is the total existing and proposed altered area ten acres or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.3	Will the project involve use of ground or surface water or discharge of wastewater to ground or surface water in excess of 2,000,000 gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.4	If an expansion of an existing facility, will use of ground or surface water or discharge of wastewater by the facility increase by more than 50% and exceed 2,000,000 gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.5	Will the project involve parking for 1,000 vehicles or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.6	If an expansion of an existing facility, will the project involve a 50% or greater increase in parking spaces and will total parking exceed 1000 vehicles?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.7	In a city, town, or village of 150,000 population or fewer, will the project entail more than 100,000 square feet of gross floor area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.8	If an expansion of an existing facility in a city, town, or village of 150,000 population or fewer, will the project expand existing floor space by more than 50% so that gross floor area exceeds 100,000 square feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.9	In a city, town or village of more than 150,000 population, will the project entail more than 240,000 square feet of gross floor area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.10	If an expansion of an existing facility in a city, town, or village of more than 150,000 population, will the project expand existing floor space by more than 50% so that gross floor area exceeds 240,000 square feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.11	In a locality without any zoning regulation about height, will the project contain any structure exceeding 100 feet above the original ground area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.12	Is the project wholly or partially within an agricultural district certified pursuant to Agriculture and Markets Law Article 25, Section 303?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.13	Will the project significantly affect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.14	Will the project affect any threatened or endangered plants or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.15	Will the project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.16	Will the project have a major effect on visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.17	Will the project result in major traffic problems or have a major effect on existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.18	Will the project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.19	Will the project have any adverse impact on health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.20	Will the project affect the existing community by directly causing a growth in permanent population of more than five percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.21	Is the project wholly or partially within, or is it contiguous to any facility or site listed on the National Register of Historic Places, or any historic building, structure, or site, or prehistoric site, that has been proposed by the Committee on the Registers for consideration by the New York State Board on Historic Preservation for recommendation to the State Historic Officer for nomination for inclusion in said National Register?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.22	Will the project cause a beneficial or adverse effect on property listed on the National or State Register of Historic Places or on property which is determined to be eligible for listing on the State Register of Historic Places by the Commissioner of Parks, Recreation, and Historic Preservation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.23	Is this project within the Coastal Zone as defined in Executive Law, Article 42? If Yes, please complete Part IV.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part III.

Must be completed if any question on Part II was answered "Yes".

3.1	Are there any other state or local agencies involved in approval of the project? If so, fill in Contact Information to Question 3.1 below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.2	Has any other agency made an environmental review of this project? If so, give name.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.3	Is there a public controversy concerning environmental aspects of this project? If yes, briefly describe the controversy in the space below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Contact Information to Question 3.1

Agency Name:	New York City Department of Buildings
Contact Name:	
Address:	210 Joralemon Street, 8th Floor Brooklyn
State and Zip Code:	New York 11201
E-Mail Address:	
Phone Number:	(718)802-3675
Agency Name:	
Contact Name:	
Address:	
State and Zip Code:	
E-Mail Address:	
Phone Number:	
Agency Name:	
Contact Name:	
Address:	
State and Zip Code:	
E-Mail Address:	
Phone Number:	
Agency Name:	
Contact Name:	
Address:	
State and Zip Code:	
E-Mail Address:	
Phone Number:	

Part IV. Storm and Flood Mitigation

Please use the FEMA Flood Designations scale below as a guide to answering Part IV. Refer to Attachment A on page 5.

1.	Are you in a flood plain? If so, what classification? a. Moderate to Low Risk Area <u>Zone X</u> b. High Risk Area _____ c. High Risk Coastal Area _____ d. Undetermined Risk Area _____	<input type="checkbox"/> <input checked="" type="checkbox"/>
2.	Are you in a designated evacuation zone? If so, which zone _____	<input type="checkbox"/> <input checked="" type="checkbox"/>
3.	Does this project reflect the post Hurricane Lee, and or Irene, and Superstorm Sandy mitigation standards? 100-Year Floodplain _____ 500-Year Floodplain <input checked="" type="checkbox"/> _____	<input type="checkbox"/> <input checked="" type="checkbox"/>

The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

http://www.fema.gov/media-library-data/20130726-1437-20490-3457/f_053_elevationcertificate_jan13.pdf

Attachment A - FEMA Flood Designations

Definitions of FEMA Flood Zone Designations

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Moderate to Low Risk Areas

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

ZONE	DESCRIPTION
B and X	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. Are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
C and X	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

High Risk Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
AE	The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30.
A1-30	These are known as numbered A Zones (e.g., A7 or A14). This is the base floodplain where the FIRM shows a BFE (old format).
AH	Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
AO	River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.
AR	Areas with a temporarily increased flood risk due to the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements will apply, but rates will not exceed the rates for unnumbered A zones if the structure is built or restored in compliance with Zone AR floodplain management regulations.
A99	Areas with a 1% annual chance of flooding that will be protected by a Federal flood control system where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones.

High Risk - Coastal Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
V	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. No base flood elevations are shown within these zones.
VE, V1 - 30	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

Undetermined Risk Areas

ZONE	DESCRIPTION
D	Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.

Project:

Date:

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

Part 2 is to be completed by the Lead Agency.

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

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

Project: **Brightpoint Health**
 Date: **October 2016**

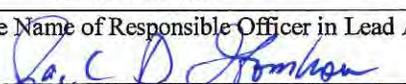
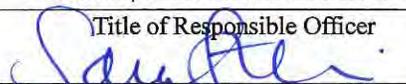
**Short Environmental Assessment Form
 Part 3 Determination of Significance**

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

The proposed, approximately 27,000-gsf health care facility is to be situated in an existing building located at 2351 Bedford Avenue, at the southeast corner of Bedford Avenue and Tilden Avenue, in downtown Brooklyn, New York. Brightpoint Health would lease the first and second floors in the building and renovate the space for treatment and counseling programs. The Brightpoint Health programs are expected to fill both floors in the building, and no other tenants are anticipated at this time.

A 2-story addition to the existing 2-story building, which was constructed in the 1930's, is currently under development by the property owner and all permits have been filed with the New York City Department of Buildings ("NYCDOB") for construction and for a change of use from Auto Sales and Factory/Manufacturing to Ambulatory Treatment Facility. As described in the attached project description, the project does not require parking under Section 36-21 of the New York City Zoning Resolution. However, the building owner is installing a car lift that will travel from the first floor to the cellar, with attendant parking in the lower level of the building for approximately 88 vehicles.

The bond financing would be used solely for the renovation and fit out of the first 2 floors of the building and would not involve any new construction. No significant adverse impacts are anticipated as a result of the Proposed Project.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
DASNY	October 28, 2016
Name of Lead Agency	Date
Jack D. Homkow	Director, Office of Environmental Affairs
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: October 28, 2016
Project Name: Brightpoint Health 2016 Financing Project
(Article 28 Program)
Project Number: N/A
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 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 Proposed Action would consist of DASNY’s authorization of the issuance of an amount not to exceed \$12,000,000 in fixed- and/or variable-rate, tax-exempt and/or taxable Series 2016 Bonds (the “Bonds”) to be sold through a private placement pursuant to DASNY’s Article 28 Program on behalf of Brightpoint Health. The proceeds of the bond issuance would be used to finance the 2016 Financing Project (“Proposed Project”).

More specifically, the proceeds of the bond issuance would be used to refinance outstanding indebtedness incurred by Brightpoint Health and to finance certain capital projects on behalf of Brightpoint Health. The component of the Proposed Project that would be subject to SSGPIPA involves the renovation of approximately 27,000 gross square feet (“gsf”) of space, comprising 2 floors in a 4-story building with sublevel parking, located at 2351 Bedford Avenue, borough of Brooklyn, Kings County, New York, to establish a new health center to provide medical, behavioral and dental healthcare for the homeless and low-income adults and children in the Flatbush community.¹ The following Smart Growth Impact Assessment covers this component of the Proposed Project.

¹ Components of the Proposed Project that are considered Type II actions under the State Environmental Quality Review Act (“SEQR”) are, per DASNY’s SSGPIPA policy, not subject to SSGPIPA. These include the refunding of all or a portion of the outstanding principal amount of the New York City Industrial Development Agency (“NYCIDA”) Civic Facility Refunding Revenue Bonds, Series 2006.

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

Yes No

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

Yes No Not Relevant

The project site is located in an urban, developed area and would take advantage of existing infrastructure. Therefore, the Proposed Project would be consistent with 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.

The project site is located in the Flatbush neighborhood of Brooklyn. It is an urban, developed area.

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

Yes No Not Relevant

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

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

Yes No Not Relevant

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

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

Yes No Not Relevant

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

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

Yes No Not Relevant

The Proposed Project would involve the interior renovation of an existing building. While the Proposed Project would not specifically preserve and enhance the state's resources, the *State Environmental Quality Review ("SEQR")* conducted by DASNY concluded that the Proposed Project would have no adverse impacts on agricultural land, forest, surface and groundwater, air quality, recreation and open space, scenic areas or significant historic and archeological resources.

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 the interior renovation and fit out of an existing building to establish a new health center to provide medical, behavioral and dental healthcare for the homeless and low-income adults and children. The building is located in an urban area and is surrounded by commercial and residential uses. No new construction is proposed. Therefore, the Proposed Project would be consistent with 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

In addition to the availability of on-street parking, the project site is located less than 0.5 mile from the Metropolitan Transportation Authority (“MTA”) Beverly Road Subway Stations (Lines 2, 5 and Q) and access is also provided by several MTA bus routes including B49, B41, B103, and BM1-BM4. The lower level of the building would provide 88 underground, attendant parking spaces. Therefore, the Proposed Project would be consistent with 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

The Proposed Project would consist of the interior renovation of an existing building to establish a new neighborhood health center. DASNY is conducting an uncoordinated environmental review of the Proposed Project in accordance with the New York *State Environmental Quality Review Act* (“SEQRA”) and also with the *State Historic Preservation Act* (“SHPA”). Previously, the New York State Department of Health (“NYSDOH”) conducted an uncoordinated SEQR environmental review of the Proposed Project and issued a *SEQR Negative Declaration Notice of Determination of Nonsignificance* on January 8, 2016. No other discretionary approvals are needed.

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

Yes No Not Relevant

As indicated above, the Proposed Project would consist of the interior renovation of an existing building to establish a new neighborhood health center. Project representatives have collaborated with the community regarding the Proposed Project.

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

Yes No Not Relevant

The Proposed Project would meet all appropriate codes. Therefore, it would be consistent with 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 have no adverse impact on ambient greenhouse gas levels, and environmentally sustainable measures would be incorporated into the design of the Proposed Project, as appropriate. 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

Previously, NYSDOH conducted an uncoordinated *SEQR* environmental review of the Proposed Project and issued a *SEQR Negative Declaration Notice of Determination of Nonsignificance* on January 8, 2016. Since the previous *SEQR* review was uncoordinated, DASNY, as the sole remaining involved agency with a discretionary approval for the Proposed Project, is conducting its own uncoordinated review under *SEQR*. No other discretionary approvals are needed. However, in accordance with the *Tax Equity and Fiscal Responsibility Act of 1982* ("TEFRA"), a public hearing with respect to the proposed issuance of the Bonds will be held on November 3, 2016, at DASNY's office at 515 Broadway, Albany, New York.

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

Yes No Not Relevant

Brightpoint Health would coordinate with the community to address any concerns related to construction during the proposed renovation work. Therefore, the Proposed Project would be consistent with this criterion.

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

Jack D. Homkow, Director, Office of Environmental Affairs

Print Name and Title

October 28, 2016

Date