



**DASNY**

**KATHY HOCHUL**  
Governor

**LISA GOMEZ**  
Chair

**ROBERT J. RODRIGUEZ**  
President & CEO

***Memorandum***

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

**FROM:** Sara E. Stein, A.I.C.P., Senior Environmental Manager

**DATE:** April 21, 2025

**RE:** *State Environmental Quality Review (SEQR) Determination for New York University's 2025 New Money, Refinancing and Refunding Project (Independent Colleges and Universities Program) – Manhattan (New York County), Brooklyn (Kings County), Manhasset and Patchogue (Suffolk County), New York*

***Description of Proposed Action and Proposed Project.*** New York University ("NYU" or the "University") has requested financing from the Dormitory Authority of the State of New York ("DASNY") for its *2025 New Money, Refinancing and Refunding Project* (the "Proposed Project"). Based on a review of the attached *Transaction Report – Resolution to Proceed*, dated February 28, 2025, and *Transaction Report Update – Adoption of Documents*, dated April 15, 2025, it has been determined that the Proposed Action would involve DASNY's authorization of the issuance of one or more series of fixed and/or variable rate, tax-exempt and/or taxable, Series 2025 Bonds in an amount not to exceed \$2,200,000,000 with maturities not to exceed 35 years, to be sold at one or more times through a negotiated offering on behalf of NYU, pursuant to DASNY's *Independent Colleges and Universities*.

More specifically, the Proposed Project would consist of the financing of costs associated with various projects across the University's facilities (approximately \$1.3 billion), the refinancing of outstanding tax-exempt commercial paper notes issued by DASNY (approximately \$250.0 million), and the refunding of all or a portion of the University's Series 2015A Bonds issued by DASNY (approximately \$493.9 million), as described further below.

**New Money Projects.** Proceeds from the bond issuance would be used to finance, refinance, and/or reimburse the University for costs associated with the following projects:

- ***770 Broadway, Manhattan, New York County.*** The bond proceeds would be used to finance a leasehold acquisition (condominium) of a majority portion of a 15-story, approximately 1.2 million gross-square-foot ("gsf") building at Astor Place in Manhattan. The building is situated on an entire block between East 8<sup>th</sup> and 9<sup>th</sup> Streets, and between Broadway and 4<sup>th</sup> Avenue. The lease agreement would be a long-term, 70-year lease. The building is currently occupied with multiple businesses and is zoned C6-2 General

Central Commercial, which allows for office, laboratory and classroom use. There are no specific plans for renovation or change in use at this time.

- *Manhasset Ambulatory Care Center – 1440 Northern Boulevard, Manhasset, Nassau County.* The bond proceeds would be used for the renovation of an existing, 3-story, approximately 162,750-gsf building to convert a former retail department store to create a new ambulatory care center for NYU's School of Medicine. The new ambulatory care hub would consist of approximately 72 exam rooms, 6 endoscopy rooms, and 8 operating rooms with 42 recovery bays, and include ambulatory surgery, endoscopy, comprehensive imaging, and multi-specialty physician practices including orthopedic, pulmonary, cardiovascular and gastrointestinal care. The building was constructed in 1941 and is located in the Hamlet of Manhasset, Town of North Hempstead, outside the Village of North Hills (the adjacent parking lot is located within the Village and has no street address).

The project required approval of site plan amendment and variances from the Planning Board of the Village of North Hills ("Village Planning Board") to convert an existing parking lot accessory to a commercial use to a parking lot accessory to a medical office use, with changes in the configuration of the parking lot, and minor variation in number of parking spaces, pursuant to the Village's Zoning Code.

The Village Planning Board determined the project was a Type I Action pursuant to Village Code additions to its Type I list and completed a coordinated *SEQR* process for the project.<sup>1</sup> The Village Planning Board issued a *SEQR Negative Declaration* for the project on July 9, 2023, noting that the project "...will not have a significant environmental impact and a Draft Impact Statement will not be prepared." DASNY has reviewed the Village Planning Board's *SEQR* determination and supporting documentation and concurs that the Proposed Action would not have a significant effect on the environment.

- *Patchogue Ambulatory Surgery Center – 196 East Main Street, Patchogue, Suffolk County.* The bond proceeds would be used for the renovation of an existing, 2-story, approximately 54,200-gsf commercial building to create a new ambulatory surgery center for NYU's School of Medicine. The new Surgery Center project is an adaptive re-use of a former department store that would be converted to an ambulatory surgery and multi-specialty center consisting of four operating rooms, two endoscopy/procedure rooms, and multi-specialty physician practices for gastroenterology, urology, and colorectal care. The building was constructed in 1960 and is located in the Town of Patchogue. The project would involve renovation of the building only, there would be no changes to the building's footprint.

The project required a special permit for health-related services and variances for relief from building area and rear yard requirements from the Town of Patchogue Zoning Board of Appeals ("ZBA"), pursuant to the Town's Zoning Code. The Town of Patchogue ZBA granted the special permit and variance relief for the project on September 20, 2022.<sup>2</sup> The commercial building would be reused and converted to a medical facility, which is a permitted use with a special permit under local zoning regulations. The Town of Patchogue ZBA determined the project was a Type II Action, and no further *SEQR* review required.

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<sup>1</sup> The Village's Negative Declaration notes that the project was classified as Type I solely because the Village Code provides that all projects involving more than ten parking spaces shall be so classified. In this case, however, there is an existing use involving an equivalent number of parking spaces and which is substantially unchanged in this application. But for that statutory classification, the project would have been considered an Unlisted Action and reviewed as such, particularly taking into account the minor differences between the existing use and the proposed use.

<sup>2</sup> Zoning Board of Appeals, Village of Patchogue, ZBA Number 22-24, dated September 20, 2022.

- *Upper West Side Radiology – 1980 Broadway, Manhattan, New York County.* The bond funds would be used for interior renovations to fit out approximately 28,600 gsf of leased space on three levels at 1980 Broadway to house radiology equipment. The project would consist of two magnetic resonance imaging (“MRI”) machines, one positron emission tomography (“PET”) MRI, two computerized tomography (“CT”) scanners, two mammographs, two breast ultrasound, one breast biopsy, and one bone density machine. The building was constructed in 1992, and NYU’s capital lease expires on September 30, 2054.
- *Rubin Hall – 35 5<sup>th</sup> Avenue, New York County.* The bond funds would be used to reimburse NYU for the work related to the renovations of the approximately 140,000-gsf Rubin Hall building. Rubin Hall reopened for student occupancy in Fall 2024 upon completion of the renovations.
- *Various facilities across the NYU system.* The bond proceeds may be used for other various renovation, repair, and replacement project.

**Refinancing.** The proceeds of the bond issuance would also be used to refinance outstanding tax-exempt commercial paper notes issued by DASNY (approximately \$250.0 million). The proceeds of the commercial paper notes were loaned to NYU to finance or refinance all or a portion of the cost of acquiring, constructing, reconstructing, renovating, equipping or otherwise providing for various University-wide projects, including the following:

- Improvements to the John A. Paulson Center located at 181 Mercer Street in Manhattan;
- Improvements to facilities located at the University’s Brooklyn campus including the Tandon School of Engineering and the Center for Urban Science and Progress located at 5 and 6 Metrotech Center and 370 Jay Street;
- Purchase and renovation of 5-story building located at 400 Lafayette Street in Manhattan;
- Renovations to the Chemical Biology Department facilities at various sites including the Silver Complex at 24-26 Waverly Place, 23-29 Washington Place (aka the Brown Building), 100 Washington Square East (the Silver Building), and 25 West 4<sup>th</sup> Street;
- Renovations to Goddard Hall located at 79-80 Washington Square East to convert the dormitory to an academic building; and
- Acquisition of a 13-story student residence building located at 200 East 6<sup>th</sup> Street.

The projects noted above were included in DASNY’s issuance of NYU’s 2024 Commercial Paper Notes and were previously reviewed under *SEQR* (see DASNY Memo dated February 13, 2024, and Negative Declaration dated July 16, 2024, in connection with the University’s acquisition of the 200 East 6<sup>th</sup> Street property).

**Refunding.** The proceeds of the bond issuance would be used to refund all or a portion of the University’s Series 2015A Bonds (approximately \$493.9 million) issued by DASNY.

**About the Institution.** NYU is a private, non-profit institution of higher education located in New York City. The University was founded in 1831 and is one of the largest private institutions of higher education in the United States. The University includes 20 schools, colleges, institutes and programs in eight major locations in the greater New York City area: the Washington Square campus in Greenwich Village; the Institute of Fine Arts at 1 East 78<sup>th</sup> Street near the Metropolitan Museum of Art; the School of Professional Studies at the Midtown Center at 11 West 42<sup>nd</sup> Street and Washington Square; the Rory Meyers College of Nursing and the College of Dentistry on First Avenue between East 24<sup>th</sup> and 26<sup>th</sup> Streets; the Robert I. Grossman School of Medicine (“Grossman

School of Medicine”) on First Avenue between East 30<sup>th</sup> and 34<sup>th</sup> Streets; the Institute for the Study of the Ancient World at 15 East 84<sup>th</sup> Street; Brooklyn, including the Tandon School of Engineering and the Center for Urban Science and Progress (“CUSP”) are located; and the Long Island School of Medicine in Mineola, Long Island. The network also includes a comprehensive, degree-granting, liberal arts and science university in Abu Dhabi, a comprehensive, degree-granting liberal arts and science campus in Shanghai, and eleven other global academic sites on six continents where students may study away for a semester or more. The University is the sole corporate member of NYU Langone Health System (the “Health System”), which is the sole corporate member of NYU Langone Hospitals, formerly known as NYU Hospitals Center. NYU has no responsibility or liability for the indebtedness or other obligations of the Health System. Conversely, the Health System is not responsible or liable for the indebtedness or other obligations of NYU.

**SEQR Determination.** DASNY completed this environmental review in accordance with the *State Environmental Quality Review Act* (“SEQRA”), codified at Article 8 of the *New York Environmental Conservation Law* (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the *State Environmental Quality Review* (“SEQR”) process.

Previously, the Planning Board of the Village of North Hills, as Lead Agency, determined that the *Manhasset Ambulatory Care Center* financing component was a Type I action under SEQR and conducted a coordinated environmental review for the approval of the site plan amendment and needed variances. A representative of NYU completed a *Full Environmental Assessment Form* (“FEAF”) *Part 1*, to assist in determining whether the Proposed Project could result in potential significant adverse impacts on the human and physical environment. On July 9, 2023, the Village Planning Board determined that the Proposed Project would not have a significant adverse effect on the environment and issued a *SEQR Negative Declaration Notice of Determination of Non-Significance* (“*Negative Declaration*”) (attached).

While DASNY was not an involved agency for that review, due to its funding approval it is an involved agency after the fact, and is therefore bound by the determination of the lead agency.<sup>3</sup> Based on the above, and the additional information set forth below, DASNY, as an involved agency, independently analyzed the relevant areas of environmental concern and concurs with the lead agency’s *Negative Declaration* that the Proposed Project would not have a significant adverse impact on the environment.

It has been determined that the Proposed Project components would involve the following actions:

- *Maintenance or repair involving no substantial changes in an existing structure or facility*, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(1);
- *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 unless such action meets or exceeds any of the thresholds in Part 617.4*, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(2);

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<sup>3</sup> 6 N.Y.C.R.R. § 617.6(b)(3)(iii). The determination of significance issued by the lead agency following coordinated review is binding on all other involved agencies.



- *Routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(10);*
- *Reuse of a residential or commercial structure... where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(18);*
- *Refinancing existing debt, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(29); and*
- *Purchase or sale of furnishings, equipment, or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(31).*

Type II “actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8.”<sup>4</sup> Therefore, no further SEQR determination or procedure is required for a Proposed Project identified as Type II.

**SHPA Determination.** The Proposed Action 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”). In compliance with Article III, Section 3.0 of the MOU, OPRHP would be notified of the proposed Bond issuance. It is the opinion of DASNY that the Proposed Action would have no impact on historical or cultural resources in or eligible for inclusion in the National and/or State Registers of Historic Places (“S/NR”).

Attachment

cc: Dena T. Amodio, Esq.  
David P. Ostrander  
SEQR File  
OPRHP File

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<sup>4</sup> 6 N.Y.C.R.R. § 617.5(a)



## Transaction Report Update – Adoption of Documents

### New York University - New York, New York

April 15, 2025

#### PROGRAM:

Independent Colleges &  
Universities

#### PURPOSE:

New Money  
Refunding  
Refinancing

#### NOT TO EXCEED AMOUNT:

\$2,200,000,000

#### NOT TO EXCEED TERM:

35 Years

#### INTEREST RATE TYPE:

Fixed and/or Variable

#### BOND TAX STATUS:

Tax-Exempt and/or Taxable

#### SALE TYPE:

Negotiated Offering

#### RATINGS:

Aa2/AA-

#### SECURITY:

General Obligation

#### Recent Information

The Resolution to Proceed for this financing was adopted by the Board at the March 12, 2025 Board meeting. Since that time:

- PACB approval was received on March 19, 2025.
- Katten Muchin Rosenman LLP has been selected as Underwriter's Counsel.

For additional information regarding this financing, please reference the attached "Transaction Report – Resolution to Proceed" dated February 28, 2025.

#### Recommendation

The Board is being asked to adopt the necessary documents for the New York University financing. Hawkins Delafield & Wood LLP and McGlashan Law Firm, P.C., co-bond counsel, will provide the Board with an overview of certain bond document provisions at the April 23<sup>rd</sup> Board meeting.



# Transaction Report – Resolution to Proceed New York University - New York, New York

February 28, 2025

## PROGRAM:

Independent Colleges &  
Universities

## PURPOSE:

New Money  
Refunding  
Refinancing

## NOT TO EXCEED AMOUNT:

\$2,200,000,000

## NOT TO EXCEED TERM:

35 Years

## INTEREST RATE TYPE:

Fixed and/or Variable

## BOND TAX STATUS:

Tax-Exempt and/or Taxable

## SALE TYPE:

Negotiated Offering

## RATINGS:

Aa2/AA-

## SECURITY:

General Obligation

## Proposed New Issue Overview

The Board is being asked to adopt a Resolution to Proceed for the issuance of one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$2,200,000,000 with maturities not to exceed 35 years, to be sold at one or more times through a negotiated offering on behalf of New York University.

### Financing Team:

- Senior Manager – To be determined
- Co-Bond Counsel – Hawkins Delafield & Wood LLP and McGlashan Law Firm, P.C.
- Underwriter's Counsel – To be determined

### Purpose:

- Financing the costs associated with various projects across the University's facilities (\$1.3 billion).
- Refunding of all or a portion of the University's Series 2015A Bonds issued by DASNY (\$493.9 million).
- Refinancing of outstanding tax-exempt commercial paper notes issued by DASNY (\$250.0 million).

### Security:

- General Obligation of the University

### Description of the Bonds:

- The Bonds are a special obligation of DASNY.
- The Loan Agreement is a general obligation of the University.
- The Bonds are payable from payments made under the Loan Agreement and all funds and accounts established under the Resolution.

### Financing Details:

**New Money:** Proceeds from the proposed issuance may be used to finance, refinance, and/or reimburse the University for costs associated with the following projects, many of which have been previously financed through DASNY. Projects for the University include (1) the leasehold acquisition of facilities at 770 Broadway in Manhattan, (2) improvements to the Paulson Center located at 181 Mercer Street, (3) renovations to Goddard Hall to convert the dormitory to an academic building, (4) renovations to the Chemical Biology department facilities at various sites, (5) the purchase of a facility at 400 Lafayette Street in Manhattan, (6) the acquisition of a 13-story student residence building located at 200 East 6th Street (7) improvements to facilities located at the University's Brooklyn campus including the Tandon School of Engineering and the Center for Urban Science and Progress, and (8) renovations

to Rubin Hall. Projects for the School of Medicine include (1) the renovation of 1440 Northern Boulevard in Manhasset to create a new ambulatory care hub, (2) the renovation of 196 East Main Street in Patchogue to create a new ambulatory surgery center and (3) the renovation of 1980 Broadway in Manhattan to house radiology equipment. Additional projects may include various renovation, repair, and replacement projects located at various facilities across the NYU system.

**Refunding:** Proceeds from the proposed issuance are expected to refund all or a portion of the University's Series 2015A Bonds issued by DASNY. The Bonds reach final maturity on July 1, 2048. It is not anticipated that the final maturity of the refunding bonds will exceed the final maturity of the bonds to be refunded, but a term not to exceed 35 years is being requested.

Assuming current market conditions, a total net present value savings in the range of \$42.7 million, or 8.55% of the refunded bonds, is expected from the refunding of the Series 2015A bonds.

### Savings Analysis

Date	Existing Debt Service	New Debt Service	Gross Savings
2026	42,964,880	40,000,832	2,964,048
2027	42,970,880	40,010,950	2,959,930
2028	42,968,000	40,003,450	2,964,550
2029	42,971,500	40,010,200	2,961,300
2030	42,965,450	40,003,200	2,962,250
2031	42,978,950	40,015,700	2,963,250
2032	42,969,200	40,009,200	2,960,000
2033	42,334,450	39,371,950	2,962,500
2034	42,342,950	39,382,700	2,960,250
2035	42,345,950	39,382,700	2,963,250
2036	42,335,450	39,374,450	2,961,000
2037	42,390,050	39,430,200	2,959,850
2038	35,289,250	32,328,450	2,960,800
2039	8,717,250	7,443,450	1,273,800
2040	8,717,250	7,443,450	1,273,800
2041	8,717,250	7,443,450	1,273,800
2042	32,387,250	29,423,450	2,963,800
2043	32,383,750	29,419,450	2,964,300
2044	32,391,250	29,426,450	2,964,800
2045	32,386,250	29,426,250	2,960,000
2046	26,571,250	23,608,000	2,963,250
2047	26,563,500	23,603,250	2,960,250
2048	26,538,750	23,577,750	2,961,000
Total	783,200,710	720,138,932	63,061,778

### PRESENT VALUE ANALYSIS SUMMARY

NET PRESENT VALUE BENEFIT	42,696,019
NPV BENEFIT OF BONDS BEING REFUNDED	8.55%
NPV BENEFIT OF REFUNDING PRINCIPAL	9.43%

**Refinancing:** Proceeds from the proposed issuance are expected to refinance tax-exempt commercial paper notes issued by DASNY. At the time of the proposed issuance, it is anticipated that \$250.0 million of notes will be outstanding under the program.

**Sources and Uses:** Approximately \$1.3 billion of bonds proceeds are expected to be deposited into the project fund for new money costs along with \$250.0 million to refinance outstanding commercial paper notes. Proceeds of approximately \$493.9 million are expected to be deposited to the refunding escrow to refund the 2015A Bonds. Costs of issuance and Underwriter's Discount are estimated to total approximately \$15.7 million. Completing the plan of finance will require a bond issue of approximately \$1.9 billion. To provide flexibility, a bond issue with a not-to-exceed par amount of \$2.2 billion is being requested.

***Sources of Funds:***

Bond Proceeds	
Par Proceeds	\$ 1,972,395,000
Premium	96,109,576
<b>Total Sources</b>	<b>\$ 2,068,504,576</b>

***Uses of Funds:***

Project Fund Deposits	
New Money	\$ 1,308,900,000
Commercial Paper Refinancing	250,000,000
Refunding Escrow Deposit	493,870,555
Costs of Issuance and Underwriter's Discount	15,734,021
<b>Total Uses</b>	<b>\$ 2,068,504,576</b>

## Approvals

PACB Approval – March 19, 2025 (anticipated) TEFRA Hearing – To be determined SEQR Filing – April 14, 2025 (anticipated)

## Borrower Overview

New York University is a private, non-profit institution of higher education located in New York City. The University was founded in 1831 and is one of the largest private institutions of higher education in the United States.

The University includes 20 schools, colleges, institutes and programs in eight major locations in the greater New York City area: the Washington Square campus in Greenwich Village; the Institute of Fine Arts at 1 East 78th Street near the Metropolitan Museum of Art; the School of Professional Studies at the Midtown Center at 11 West 42nd Street and Washington Square; the Rory Meyers College of Nursing and the College of Dentistry on First Avenue between East 24th and 26th Streets; the Robert I. Grossman School of Medicine ("Grossman School of Medicine") on First Avenue between East 30th and 34th Streets; the Institute for the Study of the Ancient World at 15 East 84th Street; Brooklyn, including the Tandon School of Engineering and the Center for Urban Science and Progress (CUSP) are located; and the Long Island School of Medicine in Mineola, Long Island.

The network also includes a comprehensive, degree-granting, liberal arts and science university in Abu Dhabi, a comprehensive, degree-granting liberal arts and science campus in Shanghai, and eleven other global academic sites on six continents where students may study away for a semester or more.

The University is the sole corporate member of NYU Langone Health System (the "Health System"), which is the sole corporate member of NYU Langone Hospitals, formerly known as NYU Hospitals Center. NYU has no responsibility or liability for the indebtedness or other obligations of the Health System. Conversely, the Health System is not responsible or liable for the indebtedness or other obligations of NYU.

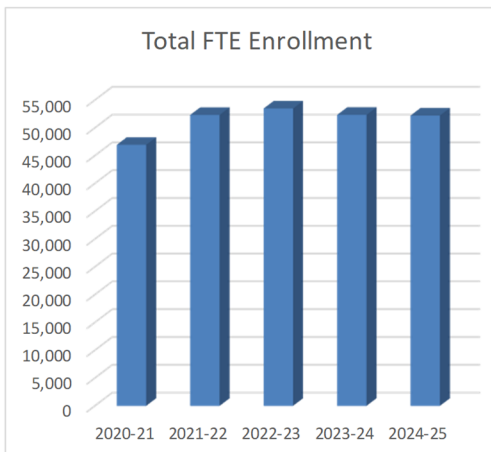
## Financing History:

The University has been a client of DASNY since 1963. Since then, DASNY has issued 48 separate obligations on behalf of the University totaling over \$7.9 billion. As of December 31, 2024, approximately \$3.9 billion in DASNY debt issued on behalf of New York University remained outstanding.

## Enrollment:

### Selected Enrollment Statistics

	2020-21	2021-22	2022-23	2023-24	2024-25
First-time Freshman Applications Received	80,210	95,517	100,662	113,578	110,779
First-time Freshman Applications Accepted	16,918	12,380	12,539	10,693	10,197
Undergraduate Acceptance Ratio	21.1%	13.0%	12.5%	9.4%	9.2%
First-time Freshman Applicants Enrolled	5,701	6,097	6,184	5,818	5,641
Undergraduate Matriculation Ratio	33.7%	49.2%	49.3%	54.4%	55.3%
Full-Time Equivalent Enrollment					
Undergraduate	26,384	28,019	28,703	29,048	28,361
Graduate	<u>20,572</u>	<u>24,321</u>	<u>24,792</u>	<u>23,295</u>	<u>23,868</u>
Total FTE Enrollment	46,956	52,340	53,495	52,343	52,229



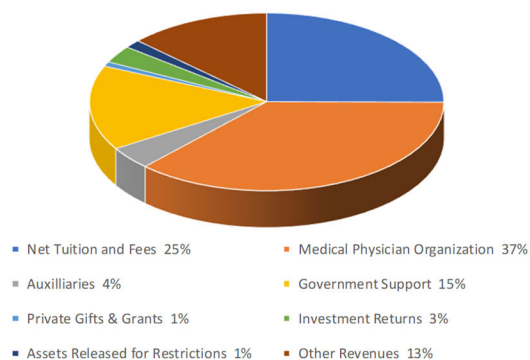
- NYU is one of the largest private higher education institutions in the nation, measured by enrollment. For fall 2024, the University reported total FTE enrollment of 52,229, an increase of 11.2% over five years.
- Demand for the University continued to increase in each fiscal year through fall 2023 when the University received 113,578 applications for first-time full-time freshman, the sixteenth year in a row of record applications. Applications declined slightly in fall 2024 to 110,779.
- NYU's Undergraduate Acceptance Ratio decreased to 9.2% for fall 2024 while its Matriculation Ratio increased to 55.3%.
- NYU has continued to focus on increasing financial aid to make the University more accessible to students from lower income families. The "The NYU Promise," an affordability/financial aid initiative, eliminated tuition for families earning less than \$100,000 for students admitted as first-year undergraduates beginning in fall 2024.
- NYU continues to attract international students to its main campus and degree-granting campuses in Abu Dhabi and Shanghai, as well as 11 other global academic sites. International students comprise approximately 25% of total enrollment at the New York campus.

## Operations:

### Selected Operating Statistics

(dollars in thousands)	2020	2021	2022	2023	2024
Total operating revenue	\$7,253,159	\$7,577,723	\$8,448,344	\$9,331,666	\$10,230,459
Total operating expense	<u>7,431,830</u>	<u>7,637,772</u>	<u>8,394,998</u>	<u>9,413,650</u>	<u>10,460,250</u>
Change in net assets from operations	(178,671)	(60,049)	53,346	(81,984)	(229,791)
Total non-operating activities	<u>264,683</u>	<u>454,839</u>	<u>198,440</u>	<u>564,231</u>	<u>803,902</u>
Change in unrestricted net assets	86,012	394,790	251,786	482,247	574,111
Adjusted Operating Margin (DASNY 2023 Median: 1.3%)	-1.5%	0.4%	1.9%	-0.2%	-1.9%
Adjusted Net Income Margin (DASNY 2023 Median: 2.6%)	2.1%	6.4%	4.2%	5.8%	5.9%
Annual Debt Service Coverage (DASNY 2023 Median: 2.2:1)	1.5	1.7	2.2	1.9	1.7

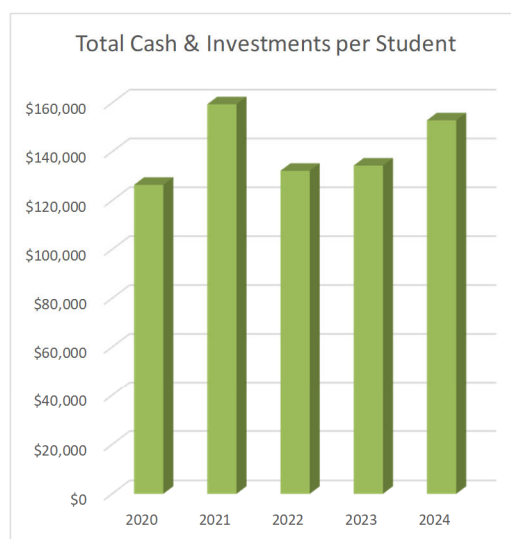
### 2024 Revenue Composition



- Operating margins over the last five years have ranged from a surplus of \$53.3 million for fiscal year 2022 to a deficit of \$229.8 million for fiscal year 2024. Recent operating results are driven by increased operating expenses outpacing the increase in revenues.
- Operating revenues were aided by federal COVID-19 funds between fiscal years 2020 and 2021. NYU received a total of approximately \$70.9 million in institutional funding through three rounds of the Higher Education Emergency Relief Fund (HEERF).
- The University revenues are diverse, with net tuition and fees accounting for 25% of total revenue for fiscal year 2024. Other revenue sources include patient care revenue from the Schools of Medicine (37%), government grants and contracts (15%), auxiliaries (4%), investment returns (3%), and private gifts and grants (1%).

## Balance Sheet:

<b>Selected Financial Position Statistics</b>					
<i>(dollars in thousands)</i>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Total Assets	\$17,380,971	\$19,486,329	\$19,075,766	\$19,957,310	\$21,284,242
Total Liabilities	11,179,872	11,972,328	11,707,217	11,940,978	12,137,224
<b>Net Assets</b>					
Unrestricted	2,380,969	2,775,759	3,027,545	3,509,792	4,083,905
Temporarily Restricted	0	0	0	0	0
Permanently Restricted	<u>3,820,130</u>	<u>4,738,242</u>	<u>4,341,004</u>	<u>4,506,540</u>	<u>5,063,113</u>
Total Net Assets	\$6,201,099	\$7,514,001	\$7,368,549	\$8,016,332	\$9,147,018
<b>Long-Term Debt</b>	\$5,759,815	\$6,412,091	\$6,244,740	\$6,409,159	\$6,463,066
Total Cash & Investments to Operating Expenses (DASNY 2023 Median: 1.7:1)	0.8	1.0	0.8	0.8	0.8
Total Cash & Investments to Total Debt (DASNY 2023 Median: 2.2:1)	0.8	0.9	0.9	0.9	1.0
Total Cash & Investments per Student	\$126,429	\$159,426	\$132,183	\$134,338	\$152,869



- Total net assets have increased by \$2.95 billion since 2020, reaching \$9.15 billion at fiscal year end 2024, mainly the result of fundraising, positive investment returns, and grant awards. NYU's unrestricted net assets have increased by 71.5% over five years.
- At fiscal year end 2024, NYU reported cash and short-term investment balances totaling \$1.29 billion. The University also maintains \$800 million in committed bank credit lines. NYU typically utilizes its credit lines to finance ongoing capital expenditures and then refinances the amounts drawn at a later date using long-term bond financing.
- Liquidity measures have been fairly level over the last four years as the growth of cash and investments has been offset by the accumulation of debt obligations and the upward climb of operating expenses. Between fiscal years 2020 and 2024, long term debt increased by \$703.3 million. For fiscal year 2024, the University's Total Cash and Investments to Total Debt was calculated at 1.0:1 (compared to the 2023 DASNY median of 2.2:1) while its Total Cash and Investments to Operating Expenses was 0.8:1 (compared to the 2023 DASNY Median of 1.7:1).
- For fiscal year 2024, NYU reported long-term investments with a total market value of over \$6.71 billion. This represented an increase of 45.6% from fiscal year 2020.

## Recommendation

- The Board is being asked to adopt a Resolution to Proceed for for one or more series of bonds with terms not to exceed 35 years in an amount not to exceed \$2,200,000,000 on behalf of New York University.



*This report was prepared solely to assist DASNY in its review and approval of the proposed financing described therein and must not be relied upon by any person for any other purpose. DASNY does not warrant the accuracy of the statements contained in any offering document or any other materials relating to or provided by the Institution in connection with the sale or offering of the Notes, nor does it directly or indirectly guarantee, endorse or warrant (1) the creditworthiness or credit standing of the Institution, (2) the sufficiency of the security for the Notes or (3) the value or investment quality of the Notes.*

*The Notes are special limited obligations of DASNY that are secured only by the amounts required to be paid by the Institution pursuant to the Loan Agreement, certain funds established under the Resolution and other property, if any, pledged by the Institution as security for the Notes.*



**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

## Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

### A. Project and Applicant/Sponsor Information.

Name of Action or Project: NYU Langone Health - Manhasset		
Project Location (describe, and attach a general location map): 1440 Northern Boulevard, hamlet of Manhasset, Town of North Hempstead and Village of North Hills, Nassau County, NY ("Subject Property," see attached Site Location map)		
Brief Description of Proposed Action (include purpose or need):  The Proposed Action involves site plan approval and variances for the conversion of an existing commercial building to an ambulatory care center with associated site improvements at the Subject Property (Nassau County Land & Tax Map: Section 3 - Block 145 - Lots 16, 17 and 433). Specifically, the existing commercial building, located in the Town of North Hempstead and formerly occupied by a 162,750±-square-foot (sf) Lord and Taylor department store, would be converted to a 162,750±-sf NYU Langone Health Ambulatory Care Center. This facility would contain medical offices, approximately 76 clinic beds, other offices, storage and support space. A new entrance canopy would be constructed on the south building facade, facing the parking lot and drop off area.  Proposed site improvements, occurring within the Village of North Hills, would include a new internal vehicular circulation pattern within the existing parking lot, with patient drop-off, and parking reconfiguration with associated landscaping and stormwater drainage improvements.  The Subject Property has existing utility connections, including municipal sewer (Great Neck Water Pollution Control District), water (Manhasset-Lakeville Water District), electric (PSEG Long Island) and natural gas (National Grid). These connections will be modified as necessary to accommodate the proposed ambulatory care center.		
Name of Applicant/Sponsor: LT Manhasset LLC	Telephone: (646) 648-2497	
	E-Mail: edmund.johnson@streetworksdev.com	
Address: 225 Liberty Street, 31st Floor		
City/PO: New York	State: NY	Zip Code: 10281
Project Contact (if not same as sponsor; give name and title/role): NYU Langone Health - Beau Everett, Vice President, Real Estate & Housing	Telephone: (212) 263-2631	
	E-Mail: beau.everett@nyulangone.org	
Address: One Park Avenue, 5th Floor		
City/PO: New York	State: NY	Zip Code: 10016
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	See Attachment	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	See Attachment	
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	See Attachment	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Attachment	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Attachment	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Attachment	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Attachment	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☒No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☒No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒Yes☐No

If Yes, identify the plan(s):

Long Island North Shore Heritage Area

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☒No

If Yes, identify the plan(s):

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Town of North Hempstead: Business A (B-A) District; Village of North Hills: Residential R-5*	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<hr/>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? <hr/>	
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located? Manhasset Union Free School District <hr/>	
b. What police or other public protection forces serve the project site? Nassau County Police Department - 6th Precinct <hr/>	
c. Which fire protection and emergency medical services serve the project site? Manhasset-Lakeville Fire Department, Nassau County Police Medics <hr/>	
d. What parks serve the project site? N/A - proposed ambulatory care center will not create a new demand for, nor utilize parks. <hr/>	

## D. Project Details

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Institutional <hr/>	
b. a. Total acreage of the site of the proposed action?	9.31± acres
b. Total acreage to be physically disturbed?	1.24± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	9.31± acres
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) <hr/>	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If No, anticipated period of construction: _____ 24± months	
ii. If Yes:	
<ul style="list-style-type: none"> <li>• Total number of phases anticipated _____</li> <li>• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year</li> <li>• Anticipated completion date of final phase _____ month _____ year</li> <li>• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____</li> </ul> <hr/>	

\*The proposed medical use would be located within the Town of North Hempstead. While the proposed parking would be located within the Village of North Hills, the Proposed Action is subject to the zoning requirements of the Town of North Hempstead.

f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Total number of structures _____ 1 (new entrance canopy) ii. Dimensions (in feet) of largest proposed structure: _____ 12'± height; _____ 20'± width; and _____ 10'± length iii. Approximate extent of building space to be heated or cooled: _____ 162,750± square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____ _____	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 16,275±\* gallons/day

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

- Name of district or service area: Manhasset-Lakeville Water District
- Does the existing public water supply have capacity to serve the proposal? TBD\*\* ☐ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

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

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
New water service connection to accommodate conversion from commercial to medical use.
- Source(s) of supply for the district: public water supply from aquifer

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

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

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_  
N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ N/A gallons/minute.

---

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

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 16,275±\* gallons/day

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

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

- Name of wastewater treatment plant to be used: Great Neck Wastewater Treatment Plant
- Name of district: Great Neck Water Pollution Control District
- Does the existing wastewater treatment plant have capacity to serve the project? TBD\*\* ☐ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

\*Based on Nassau County Department of Public Works Minimum Design Sewage Flow Rates using a factor of 0.1 gallons/sf per day for Medical Arts use. \*\*Water and sewer availability will be confirmed with the respective service districts prior to construction.

- Do existing sewer lines serve the project site? ☒ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☒ Yes ☐ No

If Yes:

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

If Yes:

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

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_

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

If Yes:

- ii. Describe types of new point sources. N/A

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

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
N/A

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

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

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

If Yes, identify:

- None

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

### Typical construction equipment

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

Boilers, emergency generators. Fuel sources may include natural gas and/or diesel.

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

If Yes:

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

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

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

\*The proposed project will disturb 1.24± acres at the subject property. However, there will be a net reduction in impervious surfaces of 0.11± acre. The proposed project will utilize existing drywells at the subject property to capture and recharge stormwater on-site.

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="text-align: center;"><b>Traffic Impact Study can be furnished upon request. Existing building to be converted from retail to medical office use.</b></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____  <div style="text-align: center;">N/A - Institutional Use</div></p> <p>iii. Parking spaces: Existing <u>512</u> Proposed <u>489</u> Net increase/decrease <u>-23</u></p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  <u>No changes to existing roads or site access are proposed.</u></p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No TBD</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="text-align: right;">N/A - Institutional Use</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction: <span style="font-size: small;">7:30 a.m. - 6:00 p.m. (Town of North Hempstead)* 8:00 a.m. - 5:00 p.m. (Village of North Hills)*</span></p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: <u>None</u></li> <li>• Sunday: <u>None</u></li> <li>• Holidays: <u>None</u></li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:00 a.m. - 9:00 p.m.</u></li> <li>• Saturday: <u>7:00 a.m. - 9:00 p.m.**</u></li> <li>• Sunday: <u>None</u></li> <li>• Holidays: <u>None</u></li> </ul> </td> </tr> </table>		<p>i. During Construction: <span style="font-size: small;">7:30 a.m. - 6:00 p.m. (Town of North Hempstead)* 8:00 a.m. - 5:00 p.m. (Village of North Hills)*</span></p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: <u>None</u></li> <li>• Sunday: <u>None</u></li> <li>• Holidays: <u>None</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:00 a.m. - 9:00 p.m.</u></li> <li>• Saturday: <u>7:00 a.m. - 9:00 p.m.**</u></li> <li>• Sunday: <u>None</u></li> <li>• Holidays: <u>None</u></li> </ul>
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\*Construction hours in accordance with the noise ordinances of the Town of North Hempstead and Village of North Hills.

\*\*Saturday hours would depend on the volume of patients that cannot be accommodated during weekdays. Typical Saturday hours are expected to be half-day but could be full days when necessary.

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p><u>Existing lighting within the parking lot of the project site would be maintained with some reconfiguration to accommodate proposed parking lot and drop-off improvements.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="text-align: right;">N/A - Institutional Use</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="text-align: right;">N/A - Institutional Use</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	



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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: \_\_\_\_\_ years

---

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

See Attachment

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: \_\_\_\_\_

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

## E. Site and Setting of Proposed Action

<b>E.1. Land uses on and surrounding the project site</b>																																							
<p>a. Existing land uses.</p> <p>i. Check all uses that occur on, adjoining and near the project site.</p> <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Urban    <input type="checkbox"/> Industrial    <input checked="" type="checkbox"/> Commercial    <input checked="" type="checkbox"/> Residential (suburban)    <input type="checkbox"/> Rural (non-farm)</span> <span><input type="checkbox"/> Forest    <input type="checkbox"/> Agriculture    <input type="checkbox"/> Aquatic    <input checked="" type="checkbox"/> Other (specify): <u>institutional, open space</u></span> </div> <p>ii. If mix of uses, generally describe: _____</p> <p>See Attachment _____</p>																																							
<p>b. Land uses and coverytypes on the project site.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 40%;">Land use or Coverytype</th> <th style="width: 15%;">Current Acreage</th> <th style="width: 20%;">Acreage After Project Completion</th> <th style="width: 25%;">Change (Acres +/-)</th> </tr> </thead> <tbody> <tr> <td>• Roads, buildings, and other paved or impervious surfaces</td> <td>6.86±</td> <td>6.75±</td> <td>-0.11±</td> </tr> <tr> <td>• Forested</td> <td>1.38±</td> <td>1.38±</td> <td>0</td> </tr> <tr> <td>• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>• Agricultural (includes active orchards, field, greenhouse etc.)</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>• Surface water features (lakes, ponds, streams, rivers, etc.)</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>• Wetlands (freshwater or tidal)</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>• Non-vegetated (bare rock, earth or fill)</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>• Other Describe: <u>Landscaped</u></td> <td>1.07±</td> <td>1.18±</td> <td>+0.11±</td> </tr> </tbody> </table>				Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)	• Roads, buildings, and other paved or impervious surfaces	6.86±	6.75±	-0.11±	• Forested	1.38±	1.38±	0	• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0	• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0	• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0	• Wetlands (freshwater or tidal)	0	0	0	• Non-vegetated (bare rock, earth or fill)	0	0	0	• Other Describe: <u>Landscaped</u>	1.07±	1.18±	+0.11±
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c. Is the project site presently used by members of the community for public recreation? <i>i.</i> If Yes: explain: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i.</i> Identify Facilities: Manhasset KinderCare, St. Mary's Elementary School, St. Mary's High School, Northwell Health - Transitions of Long Island, PM Pediatrics Specialized Urgent Care _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: <i>i.</i> Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii.</i> Dam's existing hazard classification: _____ <i>iii.</i> Provide date and summarize results of last inspection: _____ _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i.</i> Has the facility been formally closed? _____ • If yes, cite sources/documentation: _____ <i>ii.</i> Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ <i>iii.</i> Describe any development constraints due to the prior solid waste activities: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i.</i> Describe waste(s) handled and waste management activities, including approximate time when activities occurred: See Attachment _____ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i.</i> Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input checked="" type="checkbox"/> Yes – Spills Incidents database                      Provide DEC ID number(s): See Attachment <input type="checkbox"/> Yes – Environmental Site Remediation database          Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database <i>ii.</i> If site has been subject of RCRA corrective activities, describe control measures: _____ N/A _____ <i>iii.</i> Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ <i>iv.</i> If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ See Attachment _____ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>													
<b>E.2. Natural Resources On or Near Project Site</b>													
a. What is the average depth to bedrock on the project site? <span style="float: right;">_____ 630± feet below grade surface (bgs)</span>													
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Ug - Urban land</td> <td style="width: 30%; text-align: right;">75± %</td> </tr> <tr> <td>PrD - Plymouth-Riverhead complex, 15 to 35 percent slopes</td> <td style="text-align: right;">13± %</td> </tr> <tr> <td>Pg - Pits, ground-water recharge</td> <td style="text-align: right;">12± %</td> </tr> </table>		Ug - Urban land	75± %	PrD - Plymouth-Riverhead complex, 15 to 35 percent slopes	13± %	Pg - Pits, ground-water recharge	12± %						
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d. What is the average depth to the water table on the project site? Average: _____ 69-97± feet bgs													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	100 % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input type="checkbox"/> Poorly Drained	_____ % of site						
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">79± % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td style="text-align: right;">5± % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">17± % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	79± % of site	<input checked="" type="checkbox"/> 10-15%:	5± % of site	<input checked="" type="checkbox"/> 15% or greater:	17± % of site						
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g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
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• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes:													
i. Name of aquifer: <u>Nassau-Suffolk Sole Source Aquifer</u>													

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Typical suburban species (songbirds, squirrels, etc.) _____</p> <p>No natural areas would be disturbed. _____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No *</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site: _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: <u>North Hills Special Groundwater Protection Area</u></p> <p style="margin-left: 20px;">ii. Basis for designation: <u>Protect groundwater</u></p> <p style="margin-left: 20px;">iii. Designating agency and date: <u>Long Island Regional Planning Board; 03/19/1993</u></p>	

\*According to the NYSDEC EAF Mapper tool (accessed 08/04/2022), Green Milkweed, a New York State threatened plant species, has been documented in the vicinity of the project site. However, the proposed action involves interior renovations and improvements to an existing paved parking area. No natural areas would be disturbed.

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: See Attachment i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: See Attachment iii. Brief description of attributes on which listing is based: See Attachment	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Identify resource: Northern State Parkway; Meadowbrook State Parkway ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State scenic byways iii. Distance between project and resource: _____ 1.7±; 4.8± miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	

#### F. Additional Information

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

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

#### G. Verification

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

Applicant/Sponsor Name LT Manhasset LLC Date April 10, 2023

Signature  Title Environmental Planner

William Sklar, AICP  
 VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.,  
 as Environmental Consultant to the Applicant

**NYU Langone Health – Manhasset  
1440 Northern Boulevard  
Hamlet of Manhasset, Town of North Hempstead  
and Incorporated Village of North Hills  
Nassau County, New York**

**Part 1 – Full Environmental Assessment Form**

**Attachment**

**Page 2, Item B. Government Approvals:**

<b>Government Entity</b>	<b>Approval Required</b>
Town of North Hempstead Board of Zoning Appeals	Parking Variance (pending updated approval)
Village of North Hills Planning Board	Site Plan Approval
Village of North Hills Building Department	Site Work Permit
Town of North Hempstead Building Department	Building Permit
Nassau County Department of Public Works	239-f, sewer connection, waiver of 8-inch stormwater capacity requirement
Nassau County Planning Commission	GML 239-m referral
Manhasset-Lakeville Water District	Water connection
Great Neck Water Pollution Control District	Sewer connection
New York State Department of Health	Article 28 Certificate of Need
NYSDEC	SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001)
PSEG Long Island	Electric connection review
National Grid	Natural gas connection review

**Page 9 – Item D.2.t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?**

As the proposed action involves a new medical facility with doctors' offices, outpatient surgery and radiology uses, regulated wastes (which may include, e.g., sharps, human blood/blood products, laboratory waste, partially-used or expired medications, and waste from surgery/autopsy) would be generated and temporarily stored at the project site. Regulated wastes (red bag waste) would be collected on a regular basis by a licensed carter and disposed at licensed facilities in accordance with applicable regulations. Quantities of regulated waste to be generated and temporarily stored will depend on the final project program.

**Page 9 – Item E.1.a. Existing land uses:**

The project site is an existing commercial property formerly occupied by Lord and Taylor department store. The project site is situated along Northern Boulevard, a commercial corridor, and Shelter Rock Road, within an established suburban area. General land uses in the surrounding area include:

North: Commercial (retail, restaurant), institutional (religious, public library), and medical (urgent care) along Northern Boulevard with single-family residences beyond.

East: Commercial (retail, restaurant), medical (rehabilitation), funeral home

South: Institutional (religious), open space, single-family residential, multi-family residential

West: Commercial (retail, bank), open space, institutional (religious, Greentree Foundation), single-family residential.

**Page 10 – Item E.1.g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?**

According to the Phase I Environmental Site Assessment (ESA) for the project site, prepared by TRC and dated April 20, 2022, the project site,

*is listed in the RCRA database as a Conditionally Exempt Small Quantity Generator (CESQG) and a Small Quantity Generator (SQG) of lead (Waste Code D008) and mercury (Waste Code D009) on January 1, 2007. The handler status has not changed since June 30, 2007. No violations were reported for the Site.*

**Page 10 – Item E.1.h. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?**

According to the Phase I ESA, the project site is listed on the NYSDEC Spill Incidents Database under the following spill numbers:

- Spill No. 9007124 – closed on 11/14/1990
- Spill No. 9007851 – closed on 10/23/1990
- Spill No. 0103245 – closed on 03/05/2003
- Spill No. 0509466 – closed on 11/28/2005
- Spill No. 0612173 – closed on 03/12/2007.

**Page 13 – Item E.3.e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?**

The project site is proximate to the following historic resources, all of which are situated on the north side of Northern Boulevard, across from the project site. It should be noted that the proposed action involves improvements to an existing building and paved parking area that have been present on the site since 1941. The building area and height would not change.

- 90NR06007 (Listed) – Manhasset Monthly Meeting of the Society of Friends, 1421 Northern Boulevard, 90± feet northwest of the project site. This site contains a Quaker meeting house and cemetery and is listed based on National Register Criteria A (property associated with events that have made a significant contribution to the broad patterns of our history) and C (property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction).
- 90NR01954 (Listed) – Horatio Gates Onderdonk House, 1471 Northern Boulevard, 230± feet northeast of the project site. This site contains a private former residence and is listed based on National Register Criterion C (property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction).
- 05902.001679 (Eligible) – The Strathmores Historic District, 160± feet northeast of the project site. This district contains a residential subdivision and was determined eligible for listing in 2018.



## Site Location

NYU Langone Health - Manhasset | 1440 Northern Boulevard, Manhasset, NY



 Subject Property

Source: NYS Ortho Imagery; Nassau County GIS

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

Project Number 23-09pb-a

Date: July 9, 2023

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Planning Board of the Village of North Hills as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

**Name of Action:**

Case 23-09pb. LT Manhasset LLC, for site plan amendments and minor variances.

**SEQR Status:**      Type 1      ☒  
                                 Unlisted      ☐

**Conditioned Negative Declaration:**      ☐ Yes  
   ☐ No

**Description of Action:**

Project is Type I Action pursuant to Village Code additions to the Type I list. Project is for amendment of site plan for existing parking lot, and minor variances, to change from parking lot accessory to commercial use in adjacent municipality to a parking lot accessory to medical office us in adjacent municipality. Parking lot layout is being revised, and variance is for small reduction in required number of parking spaces

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Property is Section 3, Block 145, Lots 16, 17, 453 - Nassau County Land and Tax Map

**Reasons Supporting This Determination:**

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

Pursuant to 6 NYCRR §617.17, the Board has determined that no EIS shall be required for this proposed action, and has issued a Negative Declaration.

There will be no significant adverse environmental impacts from the proposed action, in which an existing parking lot accessory to a commercial use is replaced by a parking accessory to a medical office use. The proposed action would amend the previously approved site plan to change the layout and configuration of the parking lot, and provide parking spaces in sufficient number for the intended purposes. Experience has shown that the parking lot has not created any significant adverse environmental impacts, and the minor revisions being proposed would not do so.

In reaching this conclusion, the Board has considered the experiences of the history of this property, the currently existing use, the analysis of the Board's consultant and the Village Superintendent of Building Department, and the absence of any public comments notwithstanding ample opportunity to do so. The Board has considered this action as defined in sections 617.2(b) and 617.3(g) of the SEQRA regulations, has reviewed the EAF, the criteria contained in section 617.17(c), and finds that there are no relevant areas of environmental concern;

This matter was classified as Type I solely because the Village Code provides that all projects involving more than ten parking spaces shall be so classified. Here, however, there is an existing use involving an equivalent number of parking spaces and which is substantially unchanged in this application. But for that statutory classification, this matter would have been considered an Unlisted Action, and would have been reviewed as such, particularly taking into account the minor differences between the existing use and the proposed use.

**If Conditioned Negative Declaration**, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

**For Further Information:**

Contact Person: A. Thomas Levin, Village Attorney

Address: Meyer Suozzi, 990 Stewart Avenue, Suite 300, Garden City, NY 11530-9194

Telephone Number: 516-592-5704

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

Chief Executive Officer , Town / City / Village of North Hills

Other involved agencies (If any)

Town of North Hempstead Board of Appeals

Applicant (If any)

Environmental Notice Bulletin, Room 538, 50 Wolf Road, Albany NY, 12233-1750 (Type One Actions only)



SEP 21 2022

ZONING BOARD OF APPEALS  
VILLAGE OF PATCHOGUE, STATE OF NEW YORK

-----X

VILLAGE CLERK'S OFFICE

*In the Matter of the Application of*

ZBA Number: 22-24

NYU Langone Health/Beau Everett, 196 East Main Street

-----X

Applicant, NYU Langone Health/Beau Everett, seeks permission to open a NYU Ambulatory Surgery Center requiring a special permit for health-related services under Section 435-20(A)(5). Applicant also requires relief of 435-20(G), building area required 75%, and provided, 95.32%. Applicant also requires relief of 435-20(F), rear yard required, 15' and provided, 0'. The subject business would be located at 196 East Main Street, Patchogue, New York, SCTM: 0204-010.00-05.00-001.000 (the "Property"). Applicant is the owner of the Property. The Property lies in the D-3 Business Zone.

A public hearing was held on the application on September 6, 2022. John Ricotta, an Assistant Director at NYU Langone; Jim Case, an architect with CannonDesign, the architect on the application; and a representative of VHB Engineering represented applicant at the hearing. Applicant submitted a survey, floor plans, site view plans, and building section plans depicting the proposed ambulatory surgery center. Applicant proposes a two-floor surgery out-patient facility. The first floor would include examination rooms, waiting rooms and reception area, rooms for endoscopy procedures, and various offices, storage, and facility support rooms. The second floor would include operating rooms, a pharmacy, and various rooms to support second floor operations. Applicant would be connecting to the Village Sewer system.

Applicant noted that the building's footprint would remain the same and that there would be no change to the operational square footage of the building. The building façade would be altered, the penthouse for the current mechanicals would be removed, and the remaining mechanicals replaced by new equipment. An elevator and stair case penthouse would be added. The building height would be 34'9" with the penthouse at approximately 48' in height. The remaining mechanicals would be under the District's 45' height limit. The definition of "height" under Section 435-1 of the Zoning Chapter expressly excludes "elevator penthouses" and mechanicals from the building height calculation. In accordance with Section 435-1, the Building Inspector did not include the mechanicals and penthouse in his height calculation, and the Board concurs with the Building Inspector's conclusion. Thus, no height variance is required.

The hours of operation would be from 7 am to 7 pm on weekdays with potential weekend hours from 7 am to 3 pm. The main entrance and the lobby for the physician practice will be in the rear of the building adjoining the municipal parking lot. Most patients will be entering through this entrance and Applicant stated that patients and clients would be directed to park in the rear municipal lot. Applicant stated that there would be a maximum of ten patients utilizing the surgery and endoscopy rooms at any given time.

The Property is located on the south side of East Main Street, between Maple and Rider Avenues. The Property lies in a commercial corridor in the downtown business district. The parcels immediately surrounding the Property are in the D-3 zone and properties across the street are in the D-2 Zone. A municipal parking lot adjoins the Property to its rear.

### **Special Permit**

Section 435-21(A)(1) permits in D-2, any use allowed in the D-1 District. Section 435-22(A)(1) permits in D-3, any use allowed in the D-2 District with certain exceptions not applicable here. Further, 435-21(A)(5) and 435-20(A)(15) permit other uses in the D-1 and D-2 Districts upon a finding from the Board of Appeals that the use is of the same general character as those expressly permitted in the district. Under Section 435-20(A)(5) professional buildings for health-related services are permitted in D-1 upon issuance of a special permit from this Board. As it has done in the past, the Board interprets these sections as permitting consideration in the D-2 and D-3 Districts of special permit uses allowed in the D-1 district.

After consideration of the factors set forth in Section 435-66(C) the Board makes the following findings:

- 1) The proposed use is of the same general character as those listed as permitted uses in the district. Each of the commercial zones permits professional offices, restaurants/bars, and retail uses. The proposed use has relatively limited hours of operation and, given the size of the building, a relatively limited number of visitors at any given time.
- 2) The proposed use will not prevent the orderly and reasonable use of adjacent properties and is in keeping with the commercial uses that surround the Property. The Property is adjacent to a municipal parking lot. The proposed use does not present a burden on parking and will be less of a demand on parking than the property's prior use as a Burlington retail store. Under Village Code Sections 435-31(6) and 435-31(8), the building's prior use as a retail store was more parking intensive.
- 3) The safety, health, and welfare of the Village will not be adversely affected by the proposed use and its location. With its main entrance in the rear, traffic and parking burdens will be largely removed from Main Street. This presents an improvement from the building's prior use which utilized a main entrance on Main Street.
- 4) The proposed use is in harmony with and promotes the general purpose and intent of the zoning code. It is similar to the uses already permitted in the D-1, D-2, and D-3 Business Districts and the uses currently existing along Main Street.

## **Area Variances**

Pursuant to the Village Code's definition of "non-conforming use", the Property is a non-conforming use since it presently has a rear-yard setback and building area that do not meet the district's area requirements. Section 435-76(A) bars the extension of a non-conforming use, however, Section 435-76(H) sets forth six conditions for granting an approval to alter an existing nonconforming use.

It is important to note that the Village Code broadly defines "non-conforming use" so that it includes circumstances where the use on a property is conforming but the building does not comply with dimensional requirements. That circumstance exists here as Applicant seeks a commercial use permitted by special permit in a building that does not conform to setback and building area regulations. Thus, while the Village Code categorizes the Property as a "non-conforming use", the application is in the nature of an area variance for a non-conforming building on a property with a conforming use.

Applying the factors set forth in New York Village Law Section 7-712-b(3) and noting the conditions set forth in 435-76(H), the Board makes the following findings:

- 1) The application will not create an undesirable change in the character of the surrounding neighborhood or nearby properties. Importantly, the Applicant is not changing the existing footprint of the building. Its minimal rear yard and high building area percentage are the result of its location directly adjoining a large municipal parking lot in its rear. This circumstance, unique to certain Main Street properties cannot be said to be a detriment to the Village. In fact, this arrangement has allowed the Village to manage parking issues along the Main Street corridor.
- 2) For the reasons set forth above, the variance relief will not have a measurable adverse effect or impact on the physical or environmental conditions in the area.
- 3) As a percentage, the rear yard variance request is significant since the subject property does not have a rear yard. The building area percentage variance request (approximately 37%) is also somewhat significant. However, the Property is unique in that rather than having a rear yard, it has directly adjoined a municipal parking lot for many decades. These Main Street properties essentially ceded their rear yards to the Village so that municipal parking would be available for the Main Street businesses. Given this unique circumstance and because Applicant is not increasing the non-conformity or changing the building footprint, the variance request should not be seen as significant.
- 4) The relief requested is the minimum amount necessary for the Applicant's stated purpose of renovating the building to install an ambulatory surgery center. Applicant is not increasing the footprint of the building.

## **SEQRA**

Under 6 NYCRR § 617.5(c)(18) the “[r]euse of a residential or commercial structure. . . where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part” is a Type II Action. Further, renovation or rehabilitation of a structure, in kind, and the retrofitting of an existing structure to incorporate green infrastructure are considered Type II actions under 6 NYCRR § 617.5(c)(2)-(3). Thus, no further SEQRA review is necessary.

## **Conclusion**

Given the findings above, the Board determines that the equities weigh in favor of granting the application. Accordingly, subject to the conditions set forth below, the Board grants Applicant the following relief:

1) A special permit for an ambulatory surgery center on the Property subject to the following conditions:


- a) The permit may be revoked in accordance with Section 435-66(C)(8); and
- b) The special permit is granted in accordance with and subject to (i) those facts shown on the application, as amended, including the site and construction plans, (ii) the time periods set forth in Sections 435-68 and 435-66(C)(7) of the Village Code, and (iii) any additional permits or approvals for the construction, maintenance, and occupancy of the Property required by the Village Building Department, Planning Board, and/or any other federal, state, or local body.

2) Relief from 435-20(G) building area required 75%, and provided 95.32%;

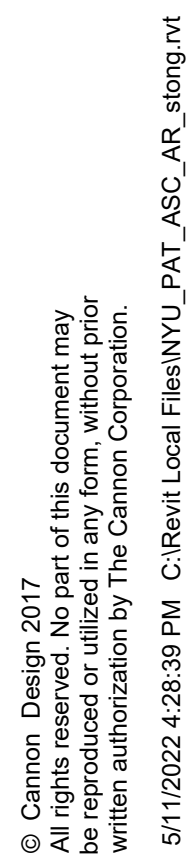
3) Relief from 435-20(F), rear yard required, 15’ and provided, 0’;

4) Said variance relief is granted in accordance with and subject to (i) the survey, plans, and drawings submitted by Applicant, (ii) those facts shown on the Application, (iii) the time periods set forth in Section 435-68 of the Village Code, and (iv) any additional permits or approvals for the construction or maintenance of the proposed structure as required by the Village Building Department, Planning Board, and/or any other federal, state, or local body.

Dated: September 20, 2022  
Patchogue, NY

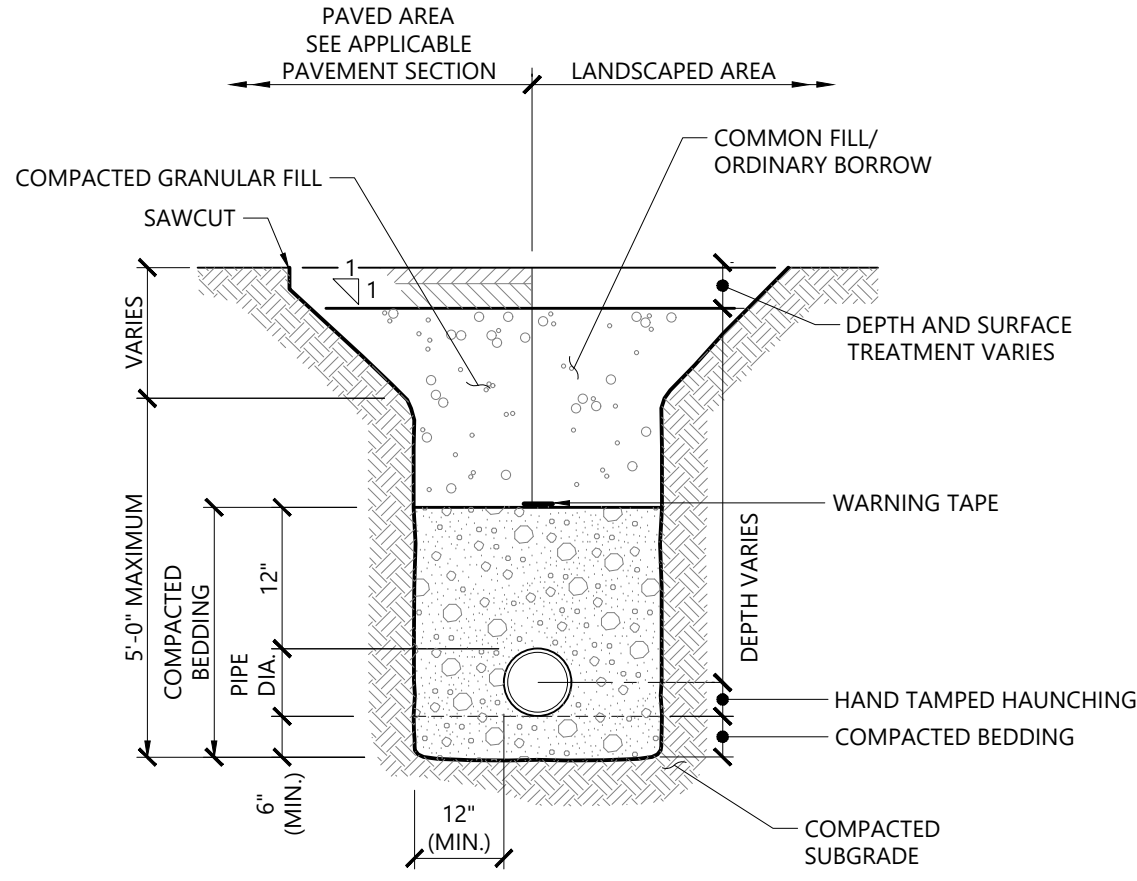
  
Nicholas Fucillo, Chairman  
ZONING BOARD OF APPEALS  
INCORPORATED VILLAGE OF PATCHOGUE





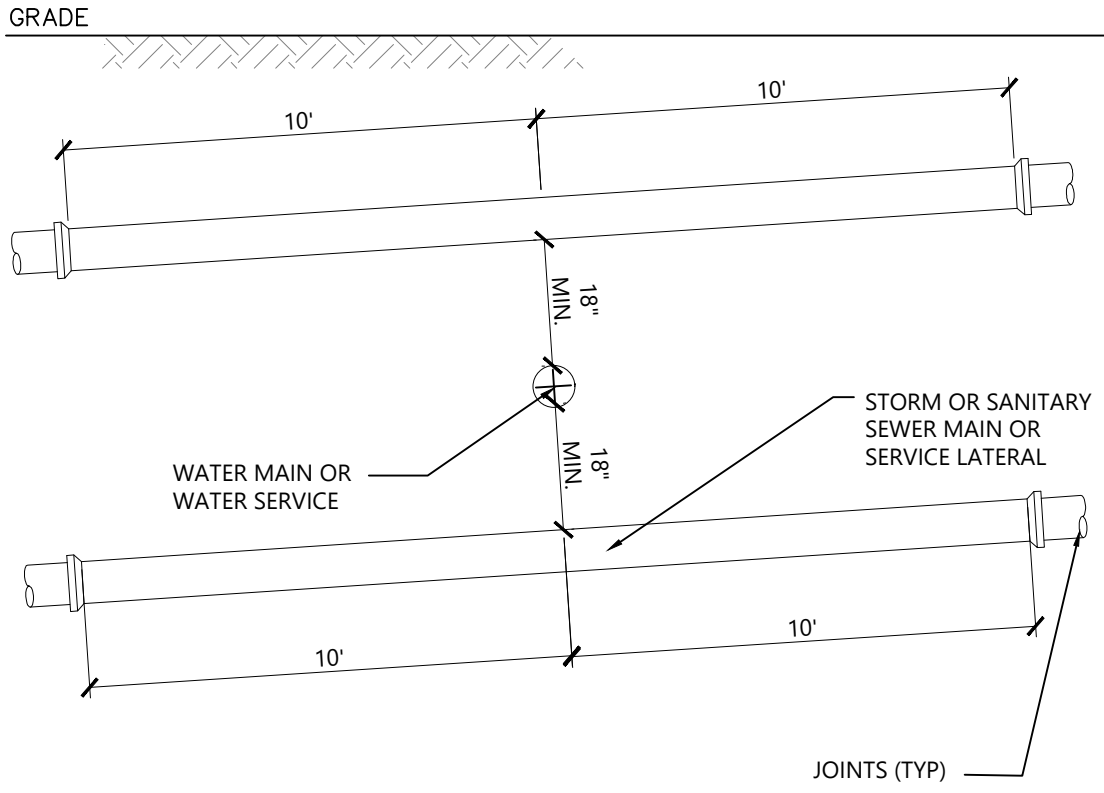
A horizontal number line is shown with tick marks at 0, 10, 20, and 40. The word "Feet" is written at the end of the line. Three segments are highlighted with thick black bars: a segment from 0 to 10, a segment from 10 to 20, and a segment from 20 to 40.





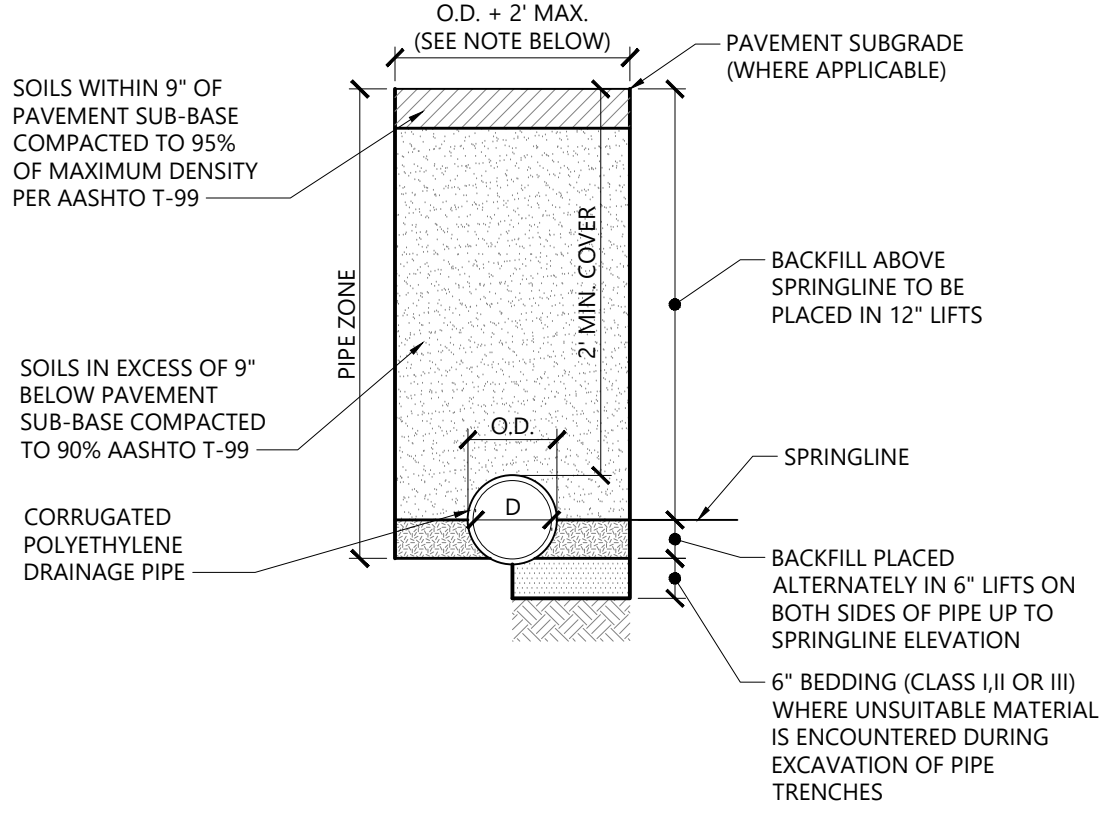
- NOTES**
- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERRMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
  - USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
  - COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.

**Utility Trench** 11/19  
N.T.S. Source: VHB LD\_300



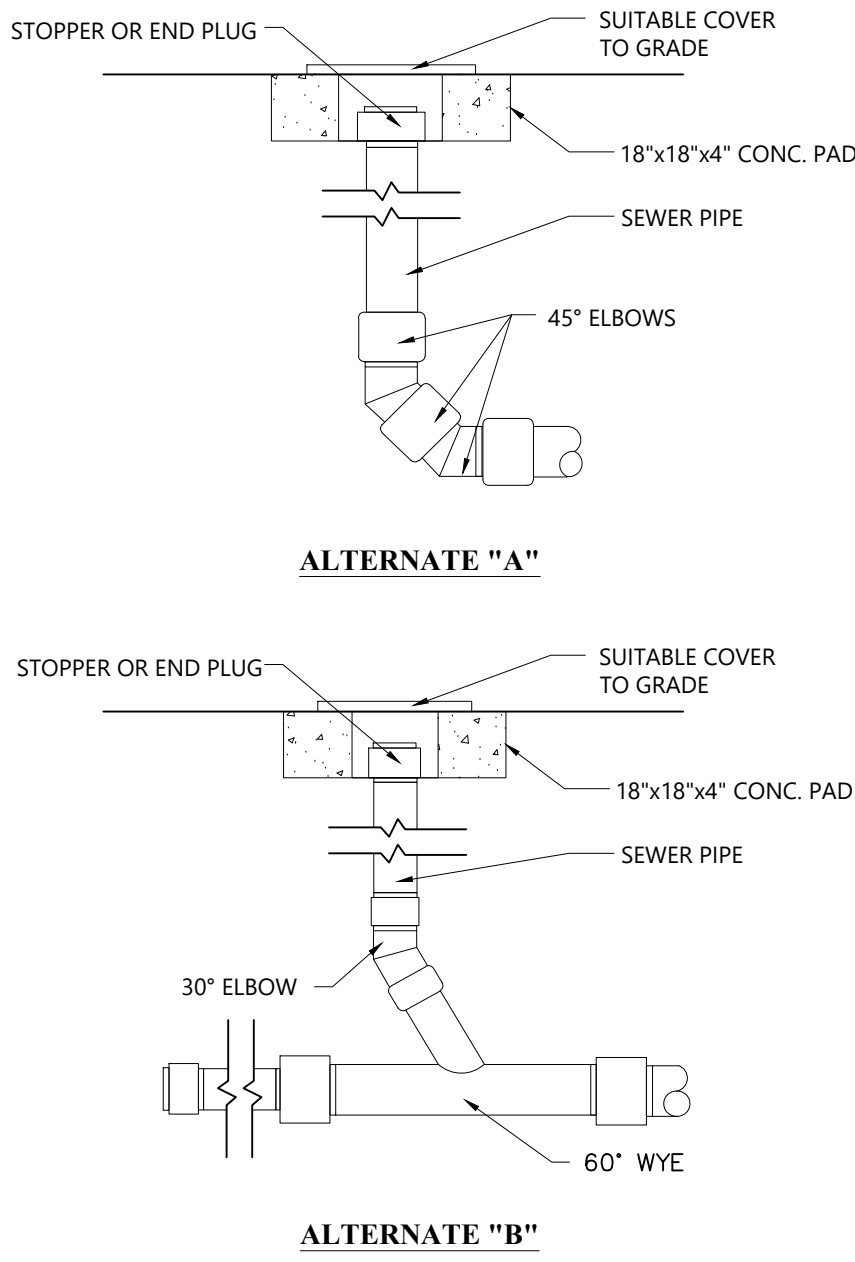
- NOTES**
- ADEQUATE STRUCTURAL SUPPORT OF THE SEWER AND/OR WATER LINE MUST BE PROVIDED AT ALL CROSSINGS (BOTH UNDER AND OVER).
  - WHERE SEWER LINE CROSSES OVER WATER LINE, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER AND WATER LINE. SEWER LINE JOINTS SHALL BE 10 FEET FROM THE POINT OF CROSSING WHERE SEWER LINES CROSS OVER WATER LINES. IF 18 INCH SEPARATION CANNOT BE MAINTAINED, A VERTICAL SEPARATION OF AT LEAST 12 INCHES MAY BE ALLOWED ON A CASE BY CASE BASIS.
  - WHERE WATER LINE CROSSES OVER SEWER LINE AND 18 INCH SEPARATION CANNOT BE MAINTAINED, BOTH WATER AND SEWER LINES SHALL BE CONSTRUCTED OF PRESSURE PIPE AND A MINIMUM SEPARATION BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SEWER LINE OF 12 INCHES SHALL BE MAINTAINED.
  - IN THE EVENT THAT A STORM SEWER CROSSES OVER A SANITARY SEWER, THE SANITARY SEWER MUST BE CONSTRUCTED OF CLASS 53 DIP UNLESS 18 INCH SEPARATION IS MAINTAINED. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED AT STORM SEWER CROSSINGS.
  - ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED AT THE CROSSING OF STORM DRAIN PIPING. ADEQUATE STRUCTURAL SUPPORT SHALL BE CONCRETE CRADLE (SEE DETAIL).

**Water/Drainage/ Sewer Service Crossing** 1/16  
N.T.S. Source: VHB



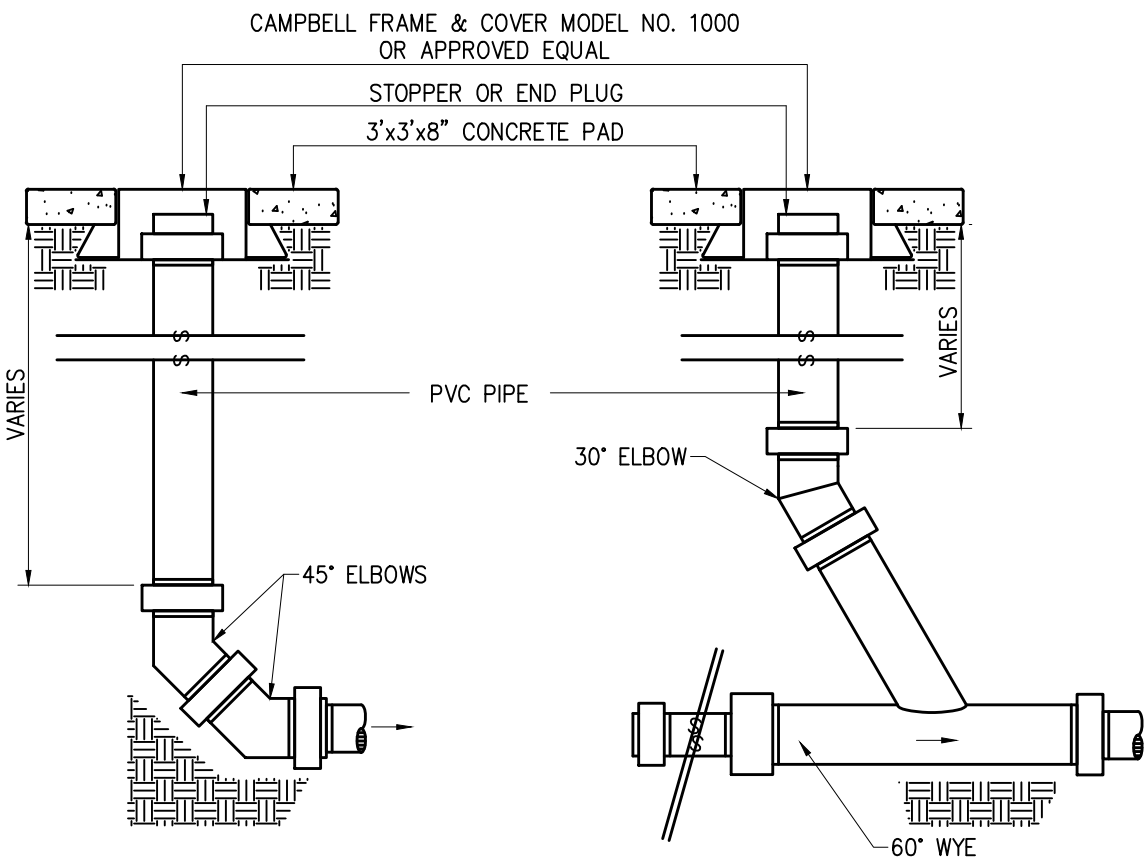
- NOTES**
- CLASS I, II, OR III COMPACTED BACKFILL MATERIAL REQUIRED IN ALL PIPE ZONES, PER USCS UNIFIED SOIL CLASSIFIED SYSTEM.
  - IF DEPTH OF TRENCH EXCEEDS 5', THE CONTRACTOR MUST PROVIDE SHEETING AND BRACING OR A SHEETING BOX IN ACCORDANCE WITH OSHA REGULATIONS. AS AN ALTERNATIVE, IF PERMITTED BY THE ENGINEER, THE TRENCH WALLS MAY BE CUT BACK TO A 1:1 SLOPE ON THE NATURAL ANGLE OF REPOSE FOR THE SOIL, WHICHEVER IS GREATER.
  - WHERE PIPE IS INSTALLED WITH LESS THAN 3' OF COVER WITHIN PAVEMENT AREAS, ALL BACKFILL MATERIAL THROUGHOUT THE PIPE ZONE IS TO BE CLASS I MATERIAL.
  - TESTING IS REQUIRED PER DIRECTION OF THE ENGINEER OR INSPECTOR.

**Drainage Pipe Trench** 04/13  
N.T.S. Source: Town of Brookhaven

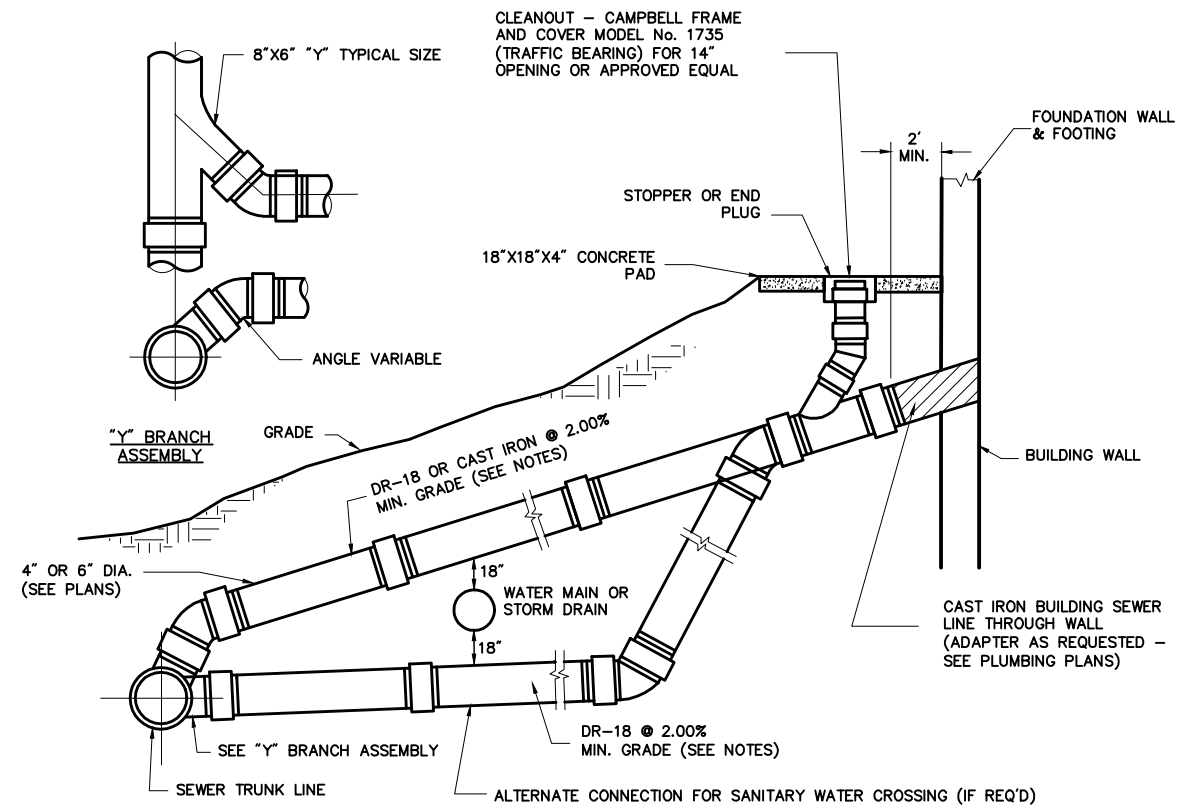


- NOTES**
- CLEANOUTS LOCATED IN TRAFFIC AREAS SHALL BE PROVIDED WITH TRAFFIC BEARING FRAME AND COVER.
  - IN ALL VIEWS, ALTERNATE "A" IS FOR BENDS AND ALTERNATE "B" IS FOR USE WITH BUILDING EXTENSION/CONNECTION.

**Typical Sanitary Cleanout** Figure 13  
N.T.S. Source: SCDHS - Wastewater Management



**Drainage Cleanout Detail** 1/16  
N.T.S. Source: VHB



- NOTES**
- WHERE SERVICE CONNECTIONS PASS ABOVE WATER MAINS OR STORM DRAINS WITH 18" SEPARATION, PIPE AND FITTINGS TO BE DR-18 PVC PRESSURE PIPE.
  - WHERE SERVICE CONNECTIONS PASS ABOVE WATER MAINS OR STORM DRAINS WITH LESS THAN 18" SEPARATION, PIPE AND FITTINGS TO BE CAST IRON.
  - WHERE SERVICE CONNECTIONS PASS BELOW WATER MAINS OR STORM DRAINS WITH 18" SEPARATION, PIPE AND FITTINGS TO BE DR-18.
  - WHERE SERVICE CONNECTIONS PASS BELOW WATER MAINS OR STORM DRAINS WITH LESS THAN 18" SEPARATION, PIPE AND FITTINGS TO BE DR-18 PVC PRESSURE PIPE.

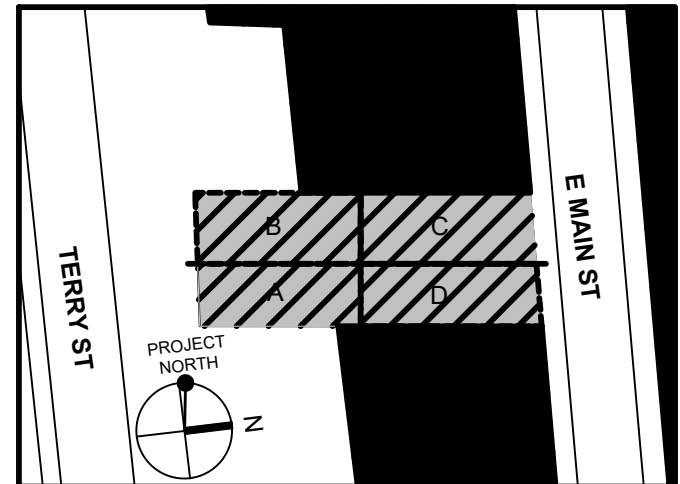
**Sewer Service Connection** 07/12  
N.T.S. Source: VHB

**NOT FOR  
CONSTRUCTION**

11	ISSUED FOR HD RESUBMISSION	08/03/2023
10	ISSUED FOR PERMIT	06/16/2023
9	ISSUED FOR PSEG/VILLAGE COORD.06/12/2023	
8	ISSUED FOR PSEG/VILLAGE COORD.05/10/2023	
7	ISSUED FOR PSEG COORDINATION	04/28/2023
6	ISSUED FOR INITIAL SCDHS SUB.	04/12/2023

Revision	Description	Date
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Location



Project

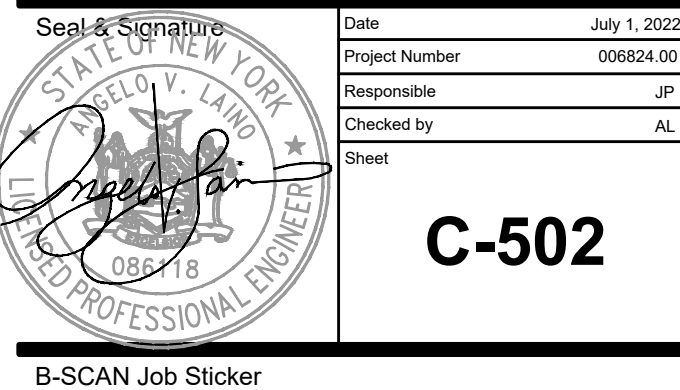
**AMBULATORY  
SURGERY CENTER**

196 E Main St, Patchogue, NY 11772  
PIM: 15162 DISTR: 204 SEC :10 BLK :5

172064

Drawing Title:

**Drainage and Utility Details**





TEST BORING LOG											
GZA GeoEnvironmental of New York Engineers and Scientists			NYU Langone Health 196 East Main St. - Ambulatory Surgery Center 196 East Main St., Patchogue NY, 11772				EXPLORATION NO.: B-1 SHEET: 1 of 2 PROJECT NO: 41.0163089.00 REVIEWED BY: M. Yang				
Logged By: D. Tessar Drilling Co: Municipal Testing Laboratory, Inc Foreman: A. Sahadeo Date Start: 12/7/2022    Finish: 12/7/2022			Type of Rig: Geoprobe Rig Model: 7822DT Drilling Method: MR			Boring Location: See Plan Stationing (ft.): Ground Surface Elevation (ft.): 18.3 Final Boring Depth (ft.): 52			H. Datum: NAVD88 V. Datum: Northing: Easting:		
Hammer Type: Automatic Hammer Hammer Weight (lb.): 140 Hammer Fall (in.): 30 Auger or Casing O.D./I.D Dia (in.): 4			Sampler Type: SS Sampler O.D. (in.): 2.0 Sampler Length (in.): 24 Rock Core Size: N/A			Groundwater Depth (ft.)					
						Date		Time		Water Depth	
										Stab. Time	
Depth (ft.)			Sample			Sample Description and Identification (Modified Burnistner Procedure)			Field Test Data		
Borehole No.			Depth (ft.)			Pen. Rec. (in.)			Blows (per 6 in.)		



# COUNTY OF SUFFOLK



**EDWARD P. ROMAINÉ**  
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF HEALTH SERVICES

**GREGSON H. PIGOTT, MD, MPH**  
COMMISSIONER

November 18, 2024

NYU Langone Health  
One Park Avenue, 5<sup>th</sup> Floor  
New York, NY 10016  
Attn: John Ricotta

**Re: Commercial Property**  
**196 East Main Street, Patchogue, NY 11772**

**SCFR# 21849**  
**WWM# C-23-0155**

Dear Mr. Ricotta,

A review of our records indicates that the remediation of the onsite sanitary system at the above-referenced location has been accomplished, and you have satisfied the requirements of the Office of Pollution Control. The sanitary system is suitable for abandonment by either removal or filling with clean sand.

Please contact the Suffolk County Department of Wastewater Management at (631) 852-5700 for further direction regarding plan number C-23-0155. If you have any questions pertaining to this matter please contact the undersigned. *Please be advised that all septic wastes must be pumped out prior to abandonment.*

Sincerely,

Ethan Helgans  
Public Health Sanitarian  
Bureau of Environmental Investigation and Remediation  
(631) 854-2526

CC: E. Hemp, SCDHS Office of Wastewater Management  
E. Roe, SCDHS Office of Pollution Control  
A. Laino, VHB Engineering



**Public Health**  
Prevent. Promote. Protect.