



SENT VIA E-MAIL ONLY

Date: February 10, 2026

To: Distribution List (attached)

Re: DASNY *State Environmental Quality Review (SEQR) Negative Declaration Notice of Determination of Non-significance* for NYU Langone Hospitals' *NYU Langone Brooklyn Ambulatory Hub Project*, Borough of Brooklyn, Kings County, New York (DASNY's Hospitals Program)

Enclosed herewith is a copy of DASNY's *State Environmental Quality Review ("SEQR") Negative Declaration Notice of Determination of Non-significance* for the above-referenced project.

Should you require any additional information, please contact me at: **Mr. Robert S. Derico, R.A., Director, Office of Environmental Affairs, DASNY, 515 Broadway, Albany, New York 12207-2964 or telephone at (518) 257-3214.**

Respectfully,

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

Enclosures

cc: Michael Logan, Esq.
Matthew T. Bergin
Sara E. Stein, AICP
SEQR File

**E-MAIL DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES
FOR LEAD AGENCY REQUEST LETTER**

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STATE ENVIRONMENTAL QUALITY REVIEW ACT
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Date: February 10, 2026

Lead Agency: Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

Applicant: NYU Langone Hospitals
550 First Avenue
New York, New York
(New York County)

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

The Dormitory Authority of the State of New York DASNY (“DASNY”), as lead agency, has determined that the Proposed Action described below would not have a significant adverse effect on the environment and a Draft Environmental Impact Statement (“DEIS”) will not be prepared.

Title of Action: NYU Langone Hospitals
NYU Langone Brooklyn Ambulatory Hub
(2026 Commercial Paper Notes – New Money and Refunding) –
Kings County and New York County, New York
(Hospitals Program)

SEQR Status: Unlisted Action – 6 N.Y.C.R.R. Part 617.2(al)

Review Type: Coordinated Review

Description of Proposed Action and Proposed Project

NYU Langone Hospitals (“NYULH”) has requested financing from the Dormitory Authority of the State of New York (“DASNY”) for its *NYU Langone Brooklyn Ambulatory Hub (2026 Commercial Paper Notes – New Money and Refunding)* (the “Proposed Project”). For the purposes of SEQR, the Proposed Action would involve DASNY’s authorization of the issuance of multiple series of tax-exempt Commercial Paper Notes (“CP Notes”) in an amount not to exceed \$750,000,000 outstanding at any one time, pursuant to a plan of financing under DASNY’s Hospitals Program (see DASNY’s *Transaction Report – Single Approval*, dated February 3, 2026, attached).¹ A portion of the proceeds from the CP Notes issuance (approximately \$128 million) would be used to finance NYULH’s proposed NYU Langone Brooklyn Ambulatory Hub project and other various renovation projects at NYULH facilities in New York City, as described below.

NYU Langone Brooklyn Ambulatory Hub

The Proposed Project would consist of the demolition of an existing 1-story building and the construction of a new, 6-story, approximately 118,000-gross-square-foot (“gsf”) outpatient ambulatory building with a cellar and rooftop mechanical space at 5423 1st Avenue, Borough of Brooklyn, Kings County, New York. The programming for the new building would include outpatient clinics, endoscopy suites, operating room suites, prep/recovery bays, a central-sterile processing department and associated support spaces, and all necessary furniture, fixtures and equipment. The programming would also include a cancer center with a compounding pharmacy and infusion bays for patients.

The Proposed Project would be constructed immediately adjacent to the existing NYULH—Brooklyn facility to provide patients requiring ambulatory surgery procedures with a state-of-the-art facility located in a center specifically designed for outpatient surgical procedures. The existing operating suite at NYULH—Brooklyn is near capacity, and the size limitations of the rooms dictate the types of cases that can be performed. As a result, there are only a few rooms that can accommodate cases that require imaging and other technologies, such as robotic surgery. This severely constrains the growth of case volume and limits future surgeon recruitment. Also, since both inpatient and outpatient surgery cases are performed in the same location, there is significant inefficiency in terms of case scheduling and patient movement. The Proposed Project would increase capacity, increase the number of operating rooms that meet current size standards, improve efficiency, and enhance the patient experience for ambulatory surgery patients.

Additionally, in order to expand the Emergency Department at NYULH—Brooklyn, the Proposed Project would also support the relocation of an existing Family Health Center (“FHC”), co-operated by NYULH and Sunset Park Health Council, Inc. The FHC would be relocated to the fourth floor of the proposed new building and would include thirty-five exam rooms, a waiting area, reception, and all required support functions and spaces. All services that are currently provided at the existing FHC would be relocated to the new space.

¹ Separate and apart from the DASNY tax-exempt program, NYULH is also creating its own taxable CP Notes program with the Institution’s limitation on the issuance of commercial paper at \$750,000,000 outstanding at any one time across both tax-exempt and taxable programs.

The project site is an approximately 20,034-square-foot (0.46-acre) lot on the corner of 1st Avenue and 55th Street in the Sunset Park neighborhood of Brooklyn and formerly contained a 1-story building. Construction of the Proposed Project commenced following the demolition of that building in 2023, and the new building is expected to be completed by January 2027. The proposed building would comply with all applicable zoning codes and is being developed as of right. Aside from DASNY's funding action, a Certificate of Need ("CON") from the New York State Department of Health ("DOH") would be required for the Proposed Project; no other discretionary permits or approvals have been identified.

Other New Money Projects

Proceeds from the proposed CP Notes issuance may also be used to finance, refinance, and/or reimburse NYULH for costs associated with the following two projects:²

- 333 East 38th Street, Manhattan – Renovation of NYU Langone's existing 12-story building at 333 East 38th Street in Manhattan to create a new ambulatory surgery center with 18 new operating rooms and expanded orthopedic programs. The project would include major infrastructure upgrades to support the new programs, including new rooftop mechanical equipment, an emergency generator, new passenger elevators and new fire and life safety systems (approximately \$170.4 million).
- 550 First Avenue, Manhattan – Renovation of approximately 103,000 gsf of space at NYU Langone's Medical Science Building, located at 550 First Avenue in Manhattan. The proposed renovations would occur on floors 2 through 7 and the roof to provide new spaces for non-clinical functions including Hospital Operations and Research, the Capacity Command Center, Radiology reading rooms, hospital administration, a new vaccine center and research space (approximately \$148.3 million).

Refunding/Refinancings

Proceeds from the proposed CP Notes issuances may also be used to refund and/or refinance certain outstanding indebtedness of the Institution.³

Description of the Institution

NYULH is a quaternary-care teaching hospital that operates five inpatient acute-care facilities and over 40 Article 28-licensed facilities in Manhattan, Brooklyn, Queens, and Long Island. Inpatient facilities in Manhattan include the Kimmel Pavilion (which also houses the Hassenfeld Children's Hospital) and Tisch Hospital, both of which are located on NYULH's main 34th Street campus and

² SEQR review and DASNY Board approval would be required for any future CP Notes issuances to finance projects not included under this review.

³ Future CP Notes issuances may be used to refund and/or refinance certain outstanding indebtedness of the Institution (up to \$750 million of CP Notes outstanding at any one time).

have a combined 813-beds, as well as NYU Langone Orthopedic Hospital, which is a 225-bed facility specializing in orthopedic, neurologic, and rheumatologic services. NYULH—Brooklyn is a 444-bed facility in the Sunset Park neighborhood of Brooklyn. On Long Island, NYULH operates NYULH—Long Island, which is a 591-bed facility located in Mineola, New York (Nassau County). As of March 2025, following a full asset merger which was approved by the DOH through a Certificate of Need (“CON”) application, NYULH also operates NYU Langone—Suffolk, which is a 306-bed facility in Patchogue, New York (Suffolk County).

NYULH’s ambulatory facilities include the Laura and Isaac Perlmutter Cancer Center, a comprehensive cancer and ambulatory care center, and the Joseph S. and Diane H. Steinberg Ambulatory Care Center in the Cobble Hill neighborhood of Brooklyn, which includes the Home Depot Emergency Department at NYU Langone Health—Cobble Hill. There are also 2 additional certified beds within the Joseph S. and Diane H. Steinberg Ambulatory Care Center. These certified beds are needed in order to maintain a critical care Emergency Department designation as they hold critical care patients before transferring to other NYULH locations.

The sole corporate member of NYULH is the NYU Langone Health System (the “NYU Health System” or the “System”), which is a subsidiary of New York University (“NYU”). NYU does not assume any responsibility or liability for the financial obligations of the NYU Health System or NYU Langone Hospitals. NYU elects the members of the System’s Board of Trustees and approves their appointment to the NYULH Board. NYU Robert I. Grossman School of Medicine (“NYUGSoM”) and the NYU Grossman Long Island School of Medicine (collectively referred to as the “NYU Schools of Medicine”) are schools of medicine that operate as unincorporated divisions of NYU. NYU Langone Hospitals, the NYU Health System, and the NYU Schools of Medicine are collectively referred to as NYU Langone Health.

Reasons Supporting This Determination

Overview. DASNY completed this environmental review in accordance with the procedures set forth in the *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 *SEQR* process.

The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“*SHPA*”), especially the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* (“*PRHPL*”), as well as with the requirements of the Memorandum of Understanding (“*MOU*”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“*OPRHP*”).

Additionally, the Proposed Project was analyzed for consistency with the State of New York *Smart Growth Public Infrastructure Policy Act* (“*SGPIPA*”), Article 6 of the New York *ECL*, for a variety of policy areas related to land use and sustainable development. The *Smart Growth Impact Statement Assessment Form* (“*SGISAF*”) is included with this determination.

The project site for the new building is located within the designated boundaries of New York State's Coastal Zone. As such, the Proposed Project's consistency with the policies set forth in the New York State Department of State's Coastal Zone Management Program ("CZMP") and New York City's Local Waterfront Revitalization Program ("LWRP") was assessed in accordance with the coastal policies set forth in Section 600.5 of 6 N.Y.C.R.R. Part 617.

General Findings. The Proposed Project would consist of the construction a 6-story, approximately 118,000-gsf ambulatory outpatient medical building adjacent to the NYULH–Brooklyn facility in the Sunset Park neighborhood. The project site is located within New York City's M1-2 Light Manufacturing Zoning District, and the new building is a permitted use in this district. The proposed building would comply with all applicable zoning codes and is being developed as of right. As previously noted, construction of the Proposed Project commenced following the demolition of a former 1-story building on the project site in 2023. The new building is expected to be completed by January 2027. Except for CON approval from DOH, no other discretionary actions have been identified for the Proposed Project. Approximately \$128 million of the \$750 million CP Notes would be utilized to finance, refinance, and/or reimburse NYULH for the design and construction costs related to the Proposed Project.

SEQR. The Proposed Project constitutes an Unlisted action as specifically designated by 6 N.Y.C.R.R. 617.2(al) of the SEQR implementing regulations. On January 7, 2026, DASNY circulated a lead agency request letter, including a *Short Environmental Assessment Form* ("SEAF") – *Part 1* that was prepared for the Proposed Project by a representative of NYULH, as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. There being no objection to DASNY assuming SEQR lead agency status, a coordinated review among the involved agencies was initiated.

DASNY representatives reviewed the *SEAF – Part 1*, including relevant supplemental documentation (attached) that analyzed potential environmental impacts associated with the Proposed Project. DASNY representatives discussed the Proposed Project's environmental effects with representatives of NYULH and subsequently completed an impact assessment, as detailed in the *SEAF – Parts 2 and 3* (also attached). **Based on the above, and the additional information set forth below, DASNY as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

As described above, the additional components of the Proposed Project would involve routine agency administration and management, the renovation of two existing NYULH buildings in Manhattan, and the potential refunding and/or refinancing of existing debt. It has been determined that the additional components of the Proposed Project would involve the following Type II actions:

- *"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);

- “routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment” are also Type II actions as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(26);
- “conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action”, which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(27);
- “investments by or on behalf of agencies or pension or retirement systems, or 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.”⁴ Therefore, no further SEQR determination or procedure is required for any component of the Proposed Project identified as Type II.

SHPA. According to the New York State Historic Preservation Office’s (“SHPO’s”) Cultural Resource Information System (“CRIS”), the project site does not contain any historic buildings listed or potentially eligible for listing on the State or National Registers of Historic Places (“S/NR”), nor is it substantially contiguous to any such resources. Additionally, the Project Site is not located within an archaeologically sensitive area, as determined by OPRHP. The Proposed Project was submitted to OPRHP for review (OPRHP Project Review No. 26PR00592). In its letter dated January 22, 2026 (attached), OPRHP rendered an opinion that “...that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.” It is the opinion of DASNY that the Proposed Project would have no impact on historic or cultural resources in or eligible for inclusion in the State and National Registers of Historic Places (“S/NR”).

SGPIPA. DASNY’s Smart Growth Advisory Committee reviewed the SG/SAF that was prepared in accordance with the SGPIPA and found that, to the extent practicable, the Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the criteria of the SSGPIPA, Article 6 of the ECL, is detailed in the attached SG/SAF. In general, the Proposed Project would be in compliance with the relevant State and local public policy initiatives that guide development within the project area.

LWRP and CZMP. DASNY assessed the Proposed Project for consistency with the policies set forth in the State’s CZMP and New York City’s LWRP. After review and analysis of these city and state policies, it was determined that there would be no significant adverse impacts in the coastal

⁴ 6 N.Y.C.R.R. § 617.5(a).

zone as a result of the Proposed Project. In addition, the building's location away from the waterfront prevents it from having an effect on natural resources or shoreline erosion. Accordingly, DASNY finds that the Proposed Project would comply to the maximum extent practicable with New York State's CZMP and New York City's LWRP, and it would be conducted in a manner consistent with such programs. The Proposed Project would not substantially hinder the achievement of any of the coastal policies set forth in Section 600.5 of 6 N.Y.C.R.R. Part 617 and would advance one or more such policies. Accordingly, DASNY certifies that the Proposed Project would be consistent with applicable policies set forth in 19 N.Y.C.R.R. § 600.5.

Summary. DASNY has reviewed the Proposed Project using criteria provided in Part 617.7 of SEQRA and has determined that:

- (i) there will be no substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; no substantial increase in solid waste production; and no substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will be no removal or destruction of large quantities of vegetation or fauna; no substantial interference with the movement of any resident or migratory fish or wildlife species; no impacts on a significant habitat area; no substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) there will be no impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to Subdivision 617.14(g) of this Part;
- (iv) there will be no creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) there will be no impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) there will be no major change in the use of either the quantity or type of energy;
- (vii) there will be no creation of a hazard to human health;
- (viii) there will be no substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will be no encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) there will be no creation of a material demand for other actions that would result in one of the above consequences;
- (xi) there will be no changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment;

- (xii) there will not be two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision; and
- (xiii) there will be no other significant adverse environmental impacts.

Based on the above, and the additional information contained herein, DASNY, as lead agency, analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not be prepared.

For Further Information:

Contact Person:	Robert S. Derico, R.A. Director Office of Environmental Affairs
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Short Environmental Assessment Form

Part 1 - Project Information

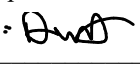
Instructions for Completing


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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: NYU Langone Brooklyn Ambulatory Hub			
Project Location (describe, and attach a location map): 115 55th Street, Borough of Brooklyn, Kings County, New York 11220			
Brief Description of Proposed Action: The Dormitory Authority of the State of New York ("DASNY") has received a funding request from NYU Langone Hospitals for its proposed NYU Langone Brooklyn Ambulatory Hub project (the "Proposed Project") located at 115 55th Street in Brooklyn, Kings County, New York, adjacent to the existing NYU Langone Brooklyn Hospital. For purposes of SEQRA, the Proposed Action would involve DASNY's authorization of the expenditure of funds in connection with a Commercial Paper Program ("CPP") that would be authorized on behalf of NYU Langone Hospitals pursuant to a plan of financing under DASNY's Hospitals Program. A portion of the proceeds of the CPP would be used to finance the Proposed Project, which would consist of a 6-story, approximately 118,000-gross-square-foot ("gsf") building with a cellar and mechanical rooftop. The programming for the new building would include outpatient clinics, 4 endoscopy suites, 6 operating room suites, prep/recovery bays, a central-sterile processing department and associated support spaces. The programming would also include a cancer center with a compounding pharmacy and infusion bays for patients. Construction began following the demolition of an existing building on the project site in 2023, and the Proposed Project is expected to be completed by January 2027.			
Name of Applicant or Sponsor: NYU Langone Hospitals / David Resnick		Telephone: 212-263-6563 E-Mail: David.Resnick@nyulangone.org	
Address: 5434 2nd Avenue, 5th Floor			
City/PO: Brooklyn		State: New York	Zip Code: 11220
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: DOB, DASNY, DOH, DEP, DEC		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.460 acres	
b. Total acreage to be physically disturbed?		.460 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.460 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Shortnos...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ Stormwater drains into a detention tank that holds the water and steadily pumps into the sewer system. _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ Asbestos removal of the existing building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>David Resnick</u> Date: <u>1/6/26</u> Signature: <u></u> Title: <u>Vice President, Design & Construction</u>		



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

115 55th Street
Brooklyn, NY 11220

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Specifications Aaron Pine Construction Specification, Inc. PO Box 488 Morganville, NJ 07751 732.698.8497 Tel	Façade Maintenance Entek Engineering, PLLC 166 Ames Street Hackensack, NJ 07601 201.820.2801 Tel
---	--

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 120 Broadway
 New York, NY 10271
 1.917.661.7800 Tel

Seal

Key Plan

1ST AVE

55TH STREET

2	ASI 003	2024-05-03
1	CONFORMED SET	2024-02-23
No.	Issue Name	Date

Date	Project Number
2022-12-16	2224
Scale	
1/16" = 1'-0"	

Sheet Title
SITE PLAN

Sheet No.
A-000.00
NYC DOB APPLICATION #B08050677-11 DOB SHEET: 23 of 60



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Key Plan



1ST AVE

AHB

55TH STREET

16 ASI 010 2024.12.13

14	ASI 006	2024-08-02
13	ASI CHECKSET	2024-07-24
12	DOH DSG-01 DD SUBMISSION	2024-07-12
9	DOH DSG-01 COMMENTS	2024-02-27
8	CONSEQUENCE SET	2024-02-27

5	GMP ADDENDUM 1	2023-11-03
4	REVISED DOH DSG-01	2023-08-16
3	DOH DSG-01	2023-05-30
2	DD SUBMISSION	2023-02-17

No.	Issue Name	Date
Date	Project Number	
04/17/23	Y211.00	

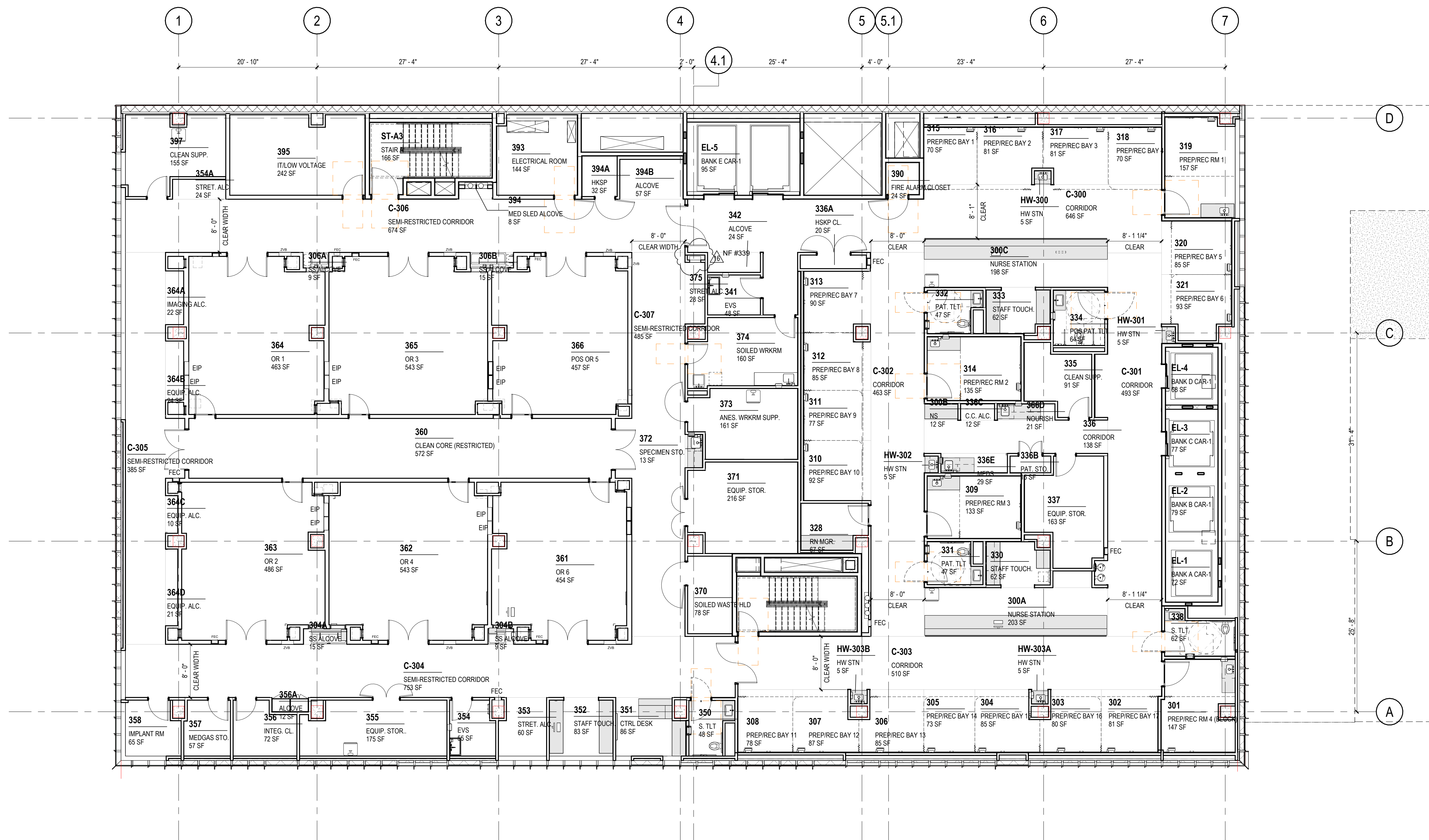
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1/8" = 1'-0"

Sheet Title

THIRD FLOOR PLAN -
REFERENCE PLAN

Sheet No. _____

A-103.00



1 THIRD FLOOR PLAN -REFERENCE PLAN
1/8" = 1'-0"

REFER TO LANDSCAPE DWGS



11/2025 14:39:29 Autodesk Revit 2024, NYU Langone Health, 155 W 5th St, Brooklyn, NY 11220



10 FIFTH FLOOR PLAN
1/8" = 1'-0"

CONSTRUCTION NOTES

1. FOR FIRE RATINGS OF WALLS, REFER TO G-110 SERIES.
2. FOR EXTERIOR SYSTEM AND MATERIALS INFORMATION, REFER TO G-200.
3. FOR INTERIOR MATERIAL INFORMATION, REFER TO G-210.
4. FOR ROOM FINISH TYPE INFORMATION, REFER TO A-700S.
5. ALL DOORS TO BE LOCATED 4" FROM RETURN WALL UNLESS OTHERWISE NOTED.

PROJECT ELEVATION 0'-0" = NAVD88 27'-1"

CONSTRUCTION LEGEND

101

LAB

150 SF

ROOM NUMBER

ROOM NAME

AREA

NEW WALL

DOOR TAG

PARTITION TYPE TAG
(REFER TO DWG. A400)

DATUM
EL. 0'-0"

SPOT ELEVATION IN PLAN

FEC

FIRE EXTINGUISHER
CABINET

PROPERTY LINE

MILLWORK

STEEL GRATING

PLANTING AREA

RIVER ROCK DRAINAGE
ZONE

Project Title

NYU Langone Health

NYULH - Brooklyn

Ambulatory Hub Building

115 55th Street
Brooklyn, NY 11220

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Seal

Key Plan

55TH STREET

1ST AVE

6 ASI 018 2025-11-12
5 DOB PAA #1 2025-09-25
4 ASI 017 2025-07-11
3 ASI 016 2025-06-25
2 ASI 015 2025-04-30
1 DOB FILING 2022-12-16
DO DSG 1.0 CANCER CENTER 2025-07-03

No. Issue Name Date

Date 2025-06-25 Project Number 2224

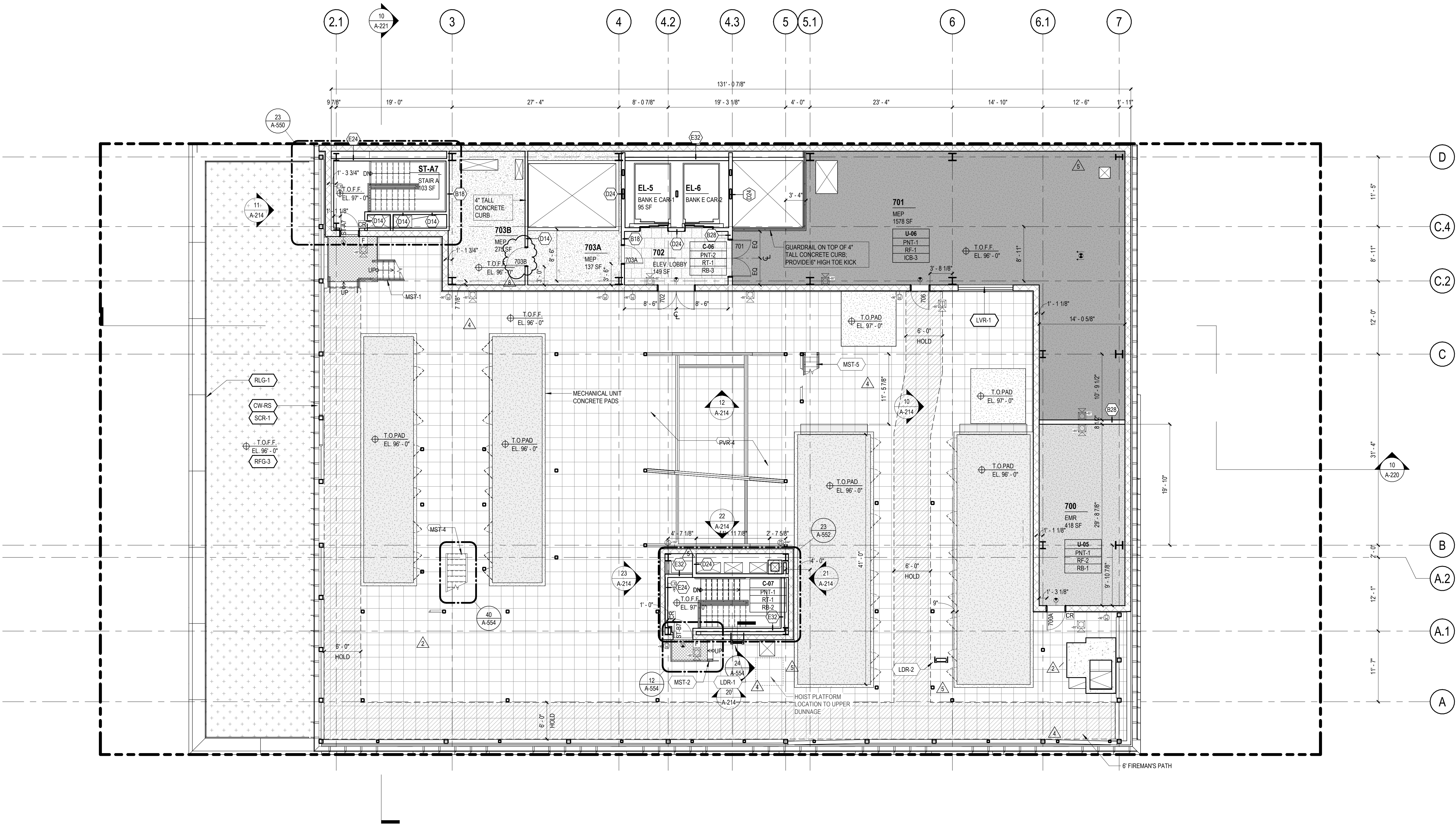
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Sheet Title FIFTH FLOOR PLAN

Sheet No. A-105.01

NYC DOB APPLICATION #06050571-1 DOB SHEET: 29 of 60

11/20/25 10:14 PM Autodesk Revit 2024, NYU Langone Health, 166 Avenue A, New York, NY 10018



CONSTRUCTION NOTES

1. FOR FIRE RATINGS OF WALLS, REFER TO G-110 SERIES.
2. FOR EXTERIOR SYSTEM AND MATERIALS INFORMATION, REFER TO G-200.
3. FOR INTERIOR MATERIAL INFORMATION, REFER TO G-210.
4. FOR ROOM FINISH TYPE INFORMATION, REFER TO A-700S.
5. ALL DOORS TO BE LOCATED 4" FROM RETURN WALL UNLESS OTHERWISE NOTED.

PROJECT ELEVATION 0'-0" = NAVD88 27' -1"

CONSTRUCTION LEGEND	
101	ROOM NUMBER
LAB	ROOM NAME
150 SF	AREA
NEW WALL	
DOOR TAG	
PARTITION TYPE TAG (REFER TO DWG. A400)	
DATUM EL. 0'-0"	SPOT ELEVATION IN PLAN
FEC	FIRE EXTINGUISHER CABINET
PROPERTY LINE	
MILLWORK	
STEEL GRATING	
PLANTING AREA	
RIVER ROCK DRAINAGE ZONE	
6'-0" X 8'-0" FDNY FIREMAN'S PATH	

CONSTRUCTION KEYNOTES	
NO.	KEYNOTE
CW-RS	MECHANICAL ROOF SCREENING ASSEMBLY
LVR-1	EXTRUDED ALUMINUM HORIZONTAL STORM LOUVER
RFG-3	IRMA ROOF ASSEMBLY W/ EXTENSIVE GREEN ROOF
RLG-1	STEEL PIPE RAILING
SCR-1	EXTRUDED ALUMINUM SCREENING ASSEMBLY

Project Title

NYU Langone Health

NYULH - Brooklyn

Ambulatory Hub Building

115 55th Street
Brooklyn, NY 11220

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212.929.6302 Tel

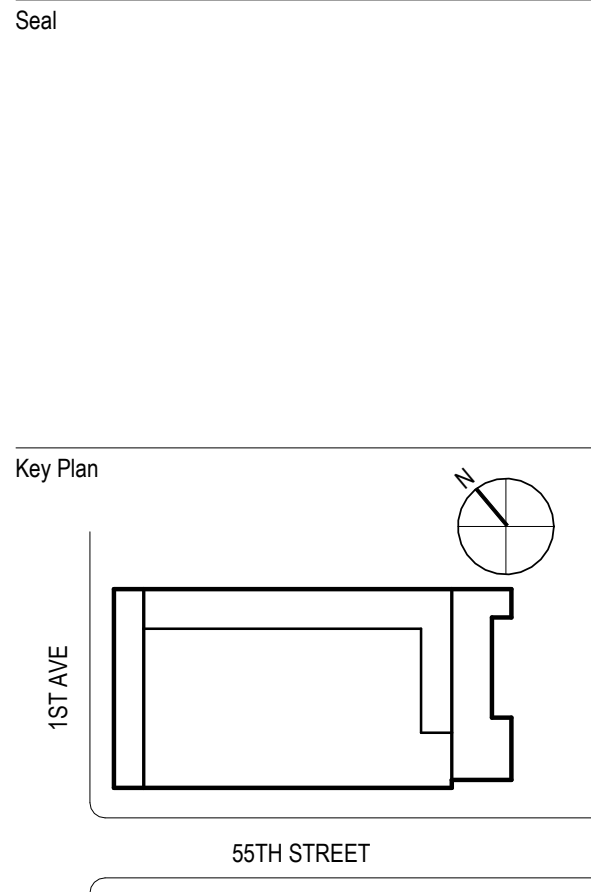
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8	ASI 018	2025-11-12
7	DOB PAA #1	2025-09-25
6	ASI 017	2025-07-11
5	ASI 014	2025-04-17
4	ASI 011	2025-03-05
3	ASI 005	2024-07-23
2	ASI 003	2024-05-03
1	DOB FILING	2022-12-16
CONFORMED SET		2024-02-23
No.	Issue Name	Date

Date
2022-09-16

Scale
As indicated

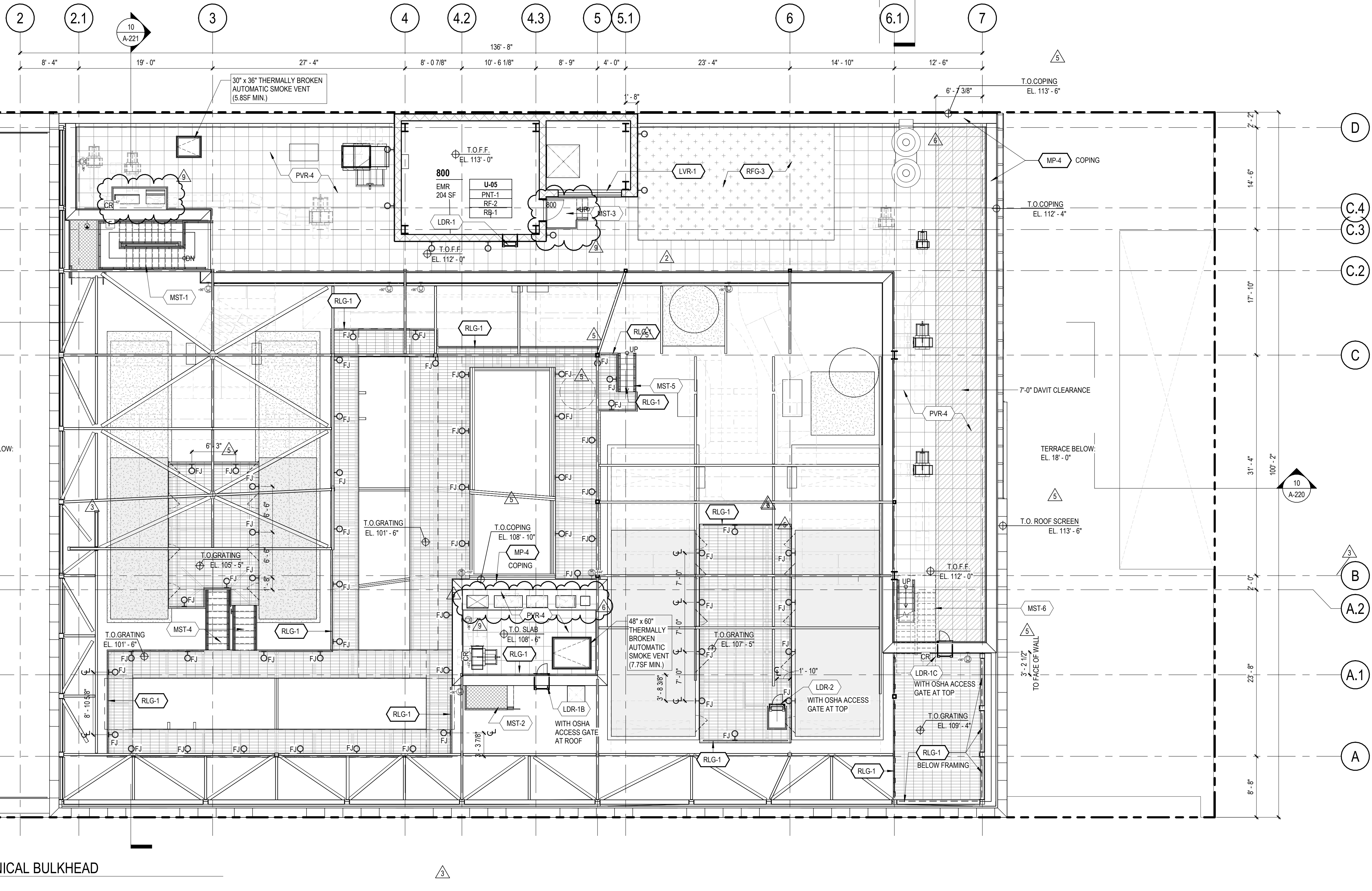
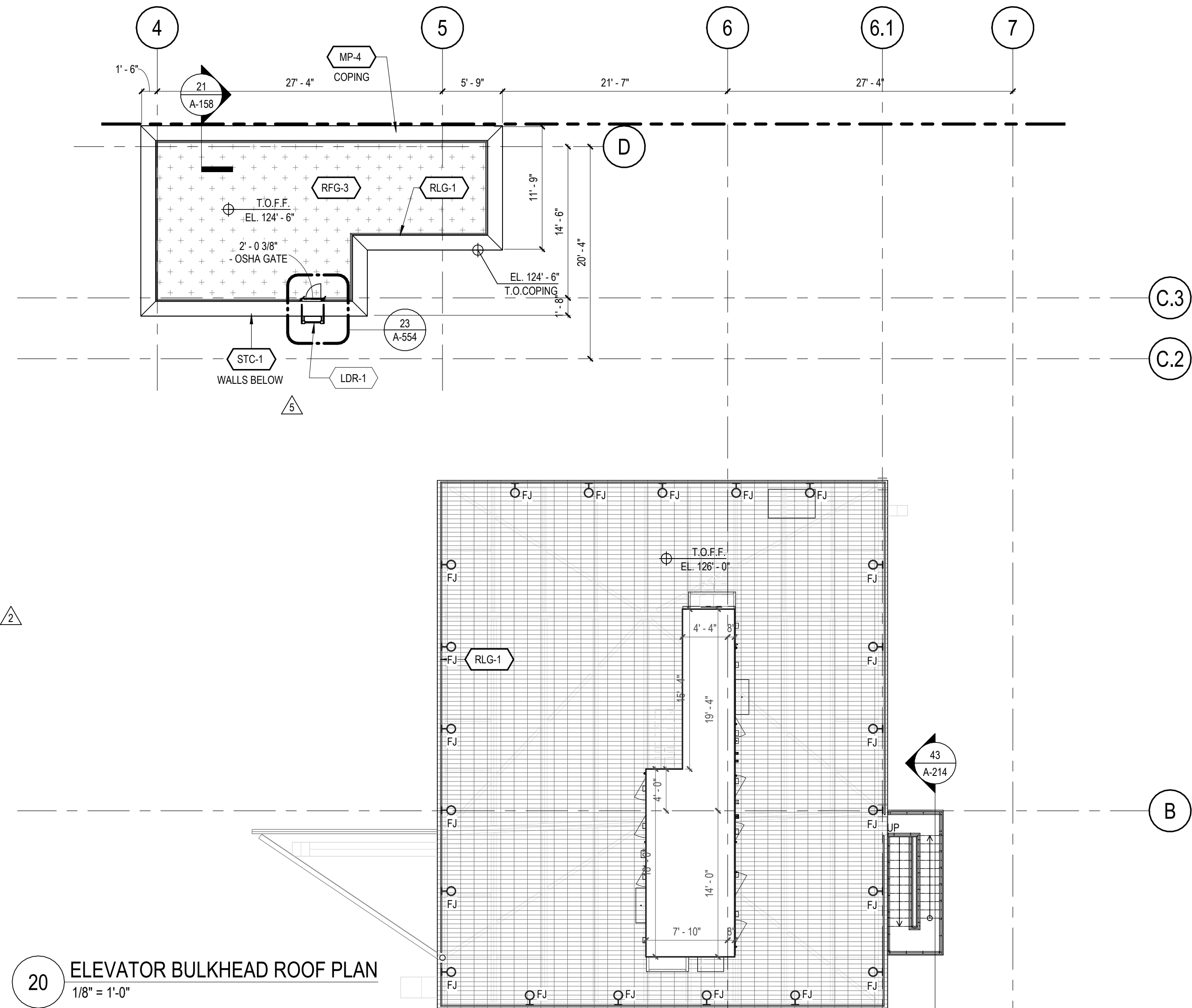
Sheet Title
MECHANICAL ROOF PLAN

Sheet No.
A-107.01

NYC DOB APPLICATION #2024050571-1 DOB SHEET: 31 of 60

11/16/2025 10:27:29 AM
Ardena Duszynski, NYULH Revamp/2025, 1-6, NYULH-AB-01

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- CONSTRUCTION NOTES
1. FOR FIRE RATINGS OF WALLS, REFER TO G-110 SERIES.
 2. FOR EXTERIOR SYSTEM AND MATERIALS INFORMATION, REFER TO G-200.
 3. FOR INTERIOR MATERIAL INFORMATION, REFER TO G-210.
 4. FOR ROOM FINISH TYPE INFORMATION, REFER TO A-700S.
 5. ALL DOORS TO BE LOCATED 4" FROM RETURN WALL UNLESS OTHERWISE NOTED.
 6. FJ FIXTURES MOUNTED ON STRUCTURAL POSTS, WALLS, AND EQUIPMENT TO BE AT 6'-6" A.F.F., MIN.
 7. COORDINATE ALL GUARDRAIL MOUNTED FJ FIXTURES WITH GUARDRAIL SHOP DRAWINGS, UNLESS OTHERWISE NOTED WITH DIMENSIONS.
- PROJECT ELEVATION 0'-0" = NAVD88 27' -1"

- CONSTRUCTION LEGEND
- | | |
|--------|-------------|
| 101 | ROOM NUMBER |
| LAB | ROOM NAME |
| 150 SF | AREA |
- NEW WALL
- DOOR TAG
- PARTITION TYPE TAG
(REFER TO DWG. A400)
- DATUM
EL. 0' - 0"
- SPOT ELEVATION IN PLAN
- FIRE EXTINGUISHER
CABINET
- PROPERTY LINE
- MILLWORK
- STEEL GRATING
- PLANTING AREA
- RIVER ROCK DRAINAGE
ZONE
- 6'-0" X 8'-0" FEDNY
FIREMAN'S PATH

CONSTRUCTION KEYNOTES	
NO.	KEYNOTE
LVR-1	EXTRUDED ALUMINUM HORIZONTAL STORM LOUVER
MP-4	EXPOSED-EDGE METAL PANEL RAINSCREEN SYSTEM
RFG-3	IRMA ROOF ASSEMBLY W/ EXTENSIVE GREEN ROOF
RLG-1	STEEL PIPE RAILING
STC-1	STUCCO FINISH SYSTEM (AT LOT-LINE WALLS, TO BE APPLIED ON INSULATED CMU), STONE COUNTERTOPS

NYU Langone Health

NYULH - Brooklyn

Ambulatory Hub Building

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9 ASI 0182025-09-26

8 DOB PAA #12025-07-11

7 ASI 0172025-07-11

6 ASI 0142025-04-17

5 ASI 0112025-03-05

4 ASI 0052024-07-23

3 ASI 0032024-05-03

2 ASI 0012024-04-01

1 DOB FILING2022-12-16

CONFORMED SET2024-02-23

No. Issue Name Date

Date2022-09-16Project Number2224

ScaleAs indicated

Sheet TitleMECHANICAL, STAIR & ELEVATOR BULKHEADS ROOF PLANS

Sheet No.A-108.01

NYC DOB APPLICATION #2024050871-1DOB SHEET: 30 of 60

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

January 22, 2026

Sara Stein
Senior Environmental Manager
DASNY
28 Liberty Street, 55th Floor
New York, NY 10005

Re: DASNY
NYU Langone Brooklyn Ambulatory Hub
115 55th St, Brooklyn, NY 11220
26PR00592
DASNY Project Number 389300

Dear Sara Stein:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Jessica Vavrsek at the following email address:

Jessica.Vavrsek@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation



SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: February 10, 2026 **Project Number:** 389300
Project Applicant: NYU Langone Hospitals
Project Name: *NYU Langone Brooklyn Ambulatory Hub Project (2026 Commercial Paper Notes – New Money and Refunding)*
Program: Hospitals Program
Project Location: 5423 1st Avenue, Borough of Brooklyn, Kings County, New York
Completed by: Sara E. Stein, AICP

This Smart Growth Impact Statement Assessment Form (“SGISAF”) is a tool to assist the applicant and the Dormitory Authority of the State of New York’s (“DASNY’s”) Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the New York State *Smart Growth Public Infrastructure Policy Act* (“SSGPIPA”), Article 6 of the New York State *Environmental Conservation Law* (“ECL”).¹ Not all questions/answers may be relevant or applicable to all projects.

Description of Proposed Action and Proposed Project:

The Proposed Action would involve DASNY’s authorization of the issuance of multiple series of tax-exempt Commercial Paper Notes (“CP Notes”) in an amount not to exceed \$750,000,000 outstanding at any one time, pursuant to a plan of financing under DASNY’s Hospitals Program. A portion of the proceeds from the CP Notes issuance would be used to finance NYULH’s proposed NYU Langone Brooklyn Ambulatory Hub project (the “Proposed Project”) and other various renovation projects at NYULH facilities in New York City.

The Proposed Project would consist of the demolition of an existing 1-story building and the construction of a new, 6-story, approximately 118,000-gross-square-foot (“gsf”) outpatient ambulatory building with a cellar and rooftop mechanical space. The programming for the new building would include outpatient clinics, endoscopy suites, operating room suites, prep/recovery bays, a central-sterile processing department and associated support spaces. The programming would also include a cancer center with a compounding pharmacy and infusion bays for patients. The project site is an approximately 20,034-square-foot (0.46-acre) lot on the corner of 1st Avenue and 55th Street in the Sunset Park neighborhood of Brooklyn that formerly contained a 1-story building. Construction of the Proposed Project commenced following the demolition of that building in 2023, and the new building is expected to be completed by January 2027.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement (“SGIS”) with regard to this project? (If so, attach same). ☐ Yes ☒ No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure?
 Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

The Project Site is fully serviced with municipal infrastructure and public utilities.

2. Is the project located wholly or partially in a **municipal center**,² characterized by any of the following:
 Check all that apply and explain briefly:
☒ A city or a village **The project would be located in New York City.**
☐ Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
☐ Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: **see below**
☐ Central business districts (i.e., commercial or geographic heart of a city, downtown or “city center”)
☐ Main streets (i.e., primary retail street of a village, town, or small city)

¹ <https://www.nysenate.gov/legislation/laws/ENV/A6>

² DASNY interprets the term “municipal centers” to include existing, developed institutional campuses such as universities, colleges and hospitals.

- ☐ Downtown areas (i.e., city's core, center or central business district)
- ☐ Brownfield opportunity areas (<https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html>)
- ☐ Downtown areas of Local Waterfront Revitalization Programs ("LWRPs") (<https://www.dos.ny.gov/opd/programs/lwrp.html>)
- ☐ Transit-oriented development areas (i.e., areas with access to public transit for residents)
- ☐ Environmental justice areas (<https://www.dec.ny.gov/public/911.html>)
- ☐ Hardship areas

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

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

4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

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

5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

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

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

DASNY's *SEQR* review concluded that the project would have no adverse impacts on agricultural land, forest, surface and groundwater, air quality, recreation and open space, scenic areas or significant historic and archeological resources.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

The project would support NYULH's ability to provide healthcare to the community.

8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

The project site is accessible by public transportation.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?³ Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

DASNY conducted a coordinated *SEQR* review of the project.

10. Does the project involve community-based planning and collaboration? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

³ Demonstration may include *State Environmental Quality Review* ["*SEQR*"] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["*SPDES*"] permit issuance/revision notices, etc.

NYULH, as a healthcare provider, regularly engages in planning activities to support the community.

11. Is the project consistent with local building and land use codes?

Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

The project would meet all appropriate codes.

12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

The project would involve the construction of a new ambulatory healthcare facility; the project would be in compliance with all applicable codes.

13. During the development of the project, was there broad-based public involvement?⁴

Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

DASNY conducted a coordinated *SEQR* review of the project in accordance with applicable *SEQR* procedures.

14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

As a healthcare provider, NYULH engages in planning activities to support and improve the community.

15. Does the project mitigate future physical climate risk due to sea level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data if applicable? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

The project site is not located in a flood zone.

DASNY has reviewed the available information regarding this project and finds:

- ☒ The project was developed in general consistency with the relevant Smart Growth Criteria.
☐ The project was not developed in general consistency with the relevant Smart Growth Criteria.
☐ It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons: _____

ATTESTATION

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



2/10/2026

Signature/Date

Robert S. Derico, R.A., Director, Office of Environmental Affairs
Print Name and Title

⁴ Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin* ["ENB"] or other published notices, letters of support, etc.



Transaction Report – Single Approval

NYU Langone Hospitals - New York, New York

February 3, 2026

PROGRAM:

Hospitals

PURPOSE:

Commercial Paper Notes - New
Money and Refunding

NOT TO EXCEED AMOUNT:

\$750,000,000 outstanding at
any one time

NOT TO EXCEED TERM:

270 days from each issuance,
rolled up to 30 years

INTEREST RATE TYPE:

Fixed Rate Notes

NOTE TAX STATUS:

Tax-Exempt

SALE TYPE:

Negotiated Offering

RATINGS:

Long-term – A1/A+

Short-term – P-1/A-1 (expected)

SECURITY:

General Obligation

Proposed Commercial Paper Issuance Overview

The Board is being asked to adopt the necessary documents for the issuance of multiple series of tax-exempt commercial paper notes in an amount not to exceed \$750,000,000 outstanding at any one time.

NYU Langone Hospitals (the “Institution” or “NYULH”) intends to finance the capital projects as described in the Financing Details section below using the proceeds from the issuance of commercial paper notes (“CP Notes” or “Notes”). Separate and apart from the DASNY tax-exempt program, the Institution is also creating its own taxable CP Note program with the Institution’s limitation on the issuance of commercial paper at \$750,000,000 outstanding at any one time across both tax-exempt and taxable programs.

The interest rate on each CP Note will be fixed to maturity. If the Note is rolled to a new maturity, a new interest rate is set at the time of issuance. Each CP Note maturity will not exceed 270 days and can be rolled for a period of up to 30 years from the date of first issuance. The Institution has selected up to five dealers to participate in the sale of the Notes. Since the Institution’s outstanding obligations carry an A1 rating from Moody’s and an A+ rating from S&P, the Institution is expected to act as its own liquidity facility provider to pay the principal and interest on the Notes when due at maturity, if necessary.

Financing Team:

- Dealers – JP Morgan, BofA Securities, Goldman Sachs, RBC Capital Markets, and Wells Fargo
- Co-Bond Counsel – Orrick, Herrington & Sutcliffe LLP and Pearlman & Miranda, LLC
- Dealer’s Counsel – Katten Muchin Rosenman LLP

Purpose:

- Financing of various construction, renovation and/or equipping costs associated with assorted new money projects located at the various facilities of NYU Langone Hospitals, as described more specifically in the Financing Details section below. Future Note issuances may be used to refund and/or refinance certain outstanding indebtedness of the Institution (up to \$750 million of CP Notes outstanding at any one time).

Security:

- General Obligation of the Institution.

Description of the Notes:

- The Notes are a special obligation of DASNY.
- The Loan Agreement is a general obligation of NYU Langone Hospitals.

- The Notes are payable from payments made pursuant to the Loan Agreement and all funds and accounts established under the Resolution.

Financing Details:

New Money: Proceeds from the proposed Note issuances may be used to finance, refinance, and/or reimburse the Institution for costs associated with the following projects.

- Renovation to create a new ambulatory surgery center at 333 East 38th Street in Manhattan with 18 new operating rooms and expanded orthopedic programs. The project includes major infrastructure upgrades to support the new programs including new rooftop mechanicals, an emergency generator, new passenger elevators and new fire and life safety systems (approximately \$170.4 million).
- Renovation of an existing building at 550 1st Avenue in Manhattan. Renovations will occur on floors two through seven and the roof to provide new spaces for non-clinical functions including Hospital Operations and Research, the Capacity Command Center, Radiology reading rooms, hospital administration, a new vaccine center and research space (approximately \$148.3 million).
- Demolition of an existing one-story structure and construction of a new six-story building located at 5423 First Avenue in Brooklyn, New York. The new building will house Ambulatory Surgery, Endoscopy, a Cancer Center with lab and pharmacy, a multi-specialty physician practice, and Family Health Center clinics (approximately \$128 million).

DASNY Board approval will be required for any future Note issuances to finance projects not listed above.

Refunding/Refinancing: Proceeds from future Note issuances may be used to refund and/or refinance certain outstanding indebtedness of the Institution.

Approvals

TEFRA Hearing – February 3, 2026*

SEQR Filing – February 10, 2026

PACB Approval – February 18, 2026*

*Anticipated date

Borrower Overview

NYU Langone Hospitals is a quaternary care teaching hospital that operates five inpatient acute care facilities and over 40 Article 28-licensed facilities in Manhattan, Brooklyn, Queens, and Long Island. Inpatient facilities in Manhattan include the Kimmel Pavilion (which also houses the Hassenfeld Children's Hospital) and Tisch Hospital, both of which are located on the main 34th Street campus and have a combined 813-beds, as well as NYU Langone Orthopedic Hospital, which is a 225-bed facility specializing in orthopedic, neurologic, and rheumatologic services. NYU Langone Hospital-Brooklyn is a 444-bed facility in the Sunset Park neighborhood of Brooklyn. On Long Island, NYULH operates NYU Langone Hospital-Long Island, which is a 591-bed facility located in Mineola, New York (Nassau County) and as of March 2025, following a full asset merger which was approved by the New York State Department of Health through a certificate of need application, NYU Langone Suffolk, which is a 306-bed facility in Patchogue, New York (Suffolk County).

Ambulatory facilities include the Laura and Isaac Perlmutter Cancer Center, a comprehensive cancer and ambulatory care center, and the Joseph S. and Diane H. Steinberg Ambulatory Care Center in the Cobble Hill neighborhood of Brooklyn, which includes the Home Depot Emergency Department at NYU Langone Health – Cobble Hill. There are also 2 additional certified beds within the Joseph S. and Diane H. Steinberg Ambulatory Care Center. These certified beds are needed in order to maintain a critical care Emergency Department designation as they hold critical care patients before transfer to other NYULH locations.

The sole corporate member of NYULH is the NYU Langone Health System (the "NYU Health System" or the "System"), which is a subsidiary of New York University ("NYU"). NYU does not assume any responsibility or liability for the financial obligations of the NYU Health System or NYU Langone Hospitals. NYU elects the members of the System's Board of Trustees and approves their appointment to the NYULH Board. NYU holds certain reserved powers with respect to the System and indirectly with respect to NYULH relating to the review of budgets and the approval of major transactions. NYU Robert I. Grossman School of Medicine ("NYUGSoM") and the NYU Grossman Long Island School of Medicine (collectively referred to as the "NYU Schools of Medicine") are schools of medicine that operate as unincorporated divisions of NYU. NYU Langone Hospitals, the NYU Health System and the NYU Schools of Medicine are collectively referred to as NYU Langone Health.

Financing History:

NYU Langone Hospitals has been a client of DASNY since 2000. To date, DASNY has issued approximately \$1.5 billion in debt on behalf of the Institution. As of December 31, 2025, approximately \$666 million in DASNY debt issued on behalf of NYU Langone Hospitals remained outstanding.

Utilization:

<u>Selected Utilization Statistics</u>						<u>2023</u>	<u>2023</u>
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>Statewide</u>	<u>DASNY</u>
						<u>Median</u>	<u>Median</u>
Licensed Beds (excluding bassinets)	2,104	2,073	2,075	2,075	2,381		
Total Discharges (excluding Nursery)	94,162	100,983	108,354	114,308	130,082		
Total Patient Days (excluding Nursery)	505,367	512,495	540,243	618,808	641,545		
Total Outpatient Visits	1,678,043	1,815,493	1,922,834	1,897,232	2,089,892		
Full-time equivalent (FTE) employees	20,202	20,928	21,779	23,348	25,753		
Occupancy	65.81%	67.73%	71.33%	81.48%	73.82%	46.20%	71.33%
Average Length of Stay	5.37	5.08	4.99	5.41	4.93	5.25	5.69

- A major strength of the Institution is the stable demand for its services in a very competitive healthcare environment. A majority of the Institution's patient volume comes from Manhattan, Brooklyn and Long Island with most of the other patient volume coming from the Bronx and Queens. The demographics of NYULH's service area are favorable with low unemployment and an aging population. With the recent addition of NYU Langone Suffolk, in Patchogue, New York, NYULH has an increased presence in Suffolk County.
- Major competitors include Northwell Health, The New York-Presbyterian Healthcare System, NYC Health and Hospitals and Mount Sinai Health System. In an effort to increase its market share, NYULH has focused on, and has been recognized for, its specializations including Cardiac Surgery, Cardiology, Endocrinology, Gastroenterology, Neurology, Neurosurgery, Oncology, Orthopedics, Pulmonology, and Urology.
- In 2025, NYULH reported over 130,000 discharges. As portrayed in the table above, discharges have increased in every year. In an effort to increase outpatient utilization, NYULH has also pursued a strategy of expanding ambulatory services with a focus on increasing outpatient surgeries and clinical visits.
- The average length of stay of 4.93 days in 2025 was below both the Statewide and DASNY Medians. The occupancy rate, which measures inpatient days to total certified bed days, was above both Statewide and DASNY Medians.

<u>Payor Mix (% of revenue)</u>					
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Medicare	26.0%	27.0%	29.0%	28.0%	26.5%
Medicaid	13.0%	14.0%	15.0%	15.0%	16.0%
Commercial	59.0%	57.0%	55.0%	56.0%	56.5%
Self Pay	1.0%	1.0%	0.0%	0.0%	0.0%
Other	<u>1.0%</u>	<u>1.0%</u>	<u>1.0%</u>	<u>1.0%</u>	<u>1.0%</u>
Total	100.0%	100.0%	100.0%	100.0%	100.0%

- NYULH's historical payor mix is presented above with Commercial constituting the largest portion of gross revenue followed by Medicare and Medicaid.

Operations:

<u>Selected Operating Statistics</u>						<u>2023</u> <u>Statewide</u> <u>Median</u>	<u>2023</u> <u>DASNY</u> <u>Median</u>
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>		
Total Operating Revenue	\$ 7,080,632,000	\$ 7,376,832,000	\$ 8,337,715,000	\$ 9,835,862,000	\$ 10,841,668,000		
Total Operating Expenses	<u>6,485,982,000</u>	<u>6,757,656,000</u>	<u>7,651,460,000</u>	<u>9,102,739,000</u>	<u>10,031,877,000</u>		
Operating Income	\$ 594,650,000	\$ 619,176,000	\$ 686,255,000	\$ 733,123,000	\$ 809,791,000		
Total Non Operating Activities	<u>203,933,000</u>	<u>(208,330,000)</u>	<u>634,572,000</u>	<u>364,390,000</u>	<u>224,296,000</u>		
Operating Excess	\$ 798,583,000	\$ 410,846,000	\$ 1,320,827,000	\$ 1,097,513,000	\$ 1,034,087,000		
Total Other Changes in Unrestricted	<u>111,436,000</u>	<u>(183,872,000)</u>	<u>(117,618,000)</u>	<u>(625,718,000)</u>	<u>(259,905,000)</u>		
Change in Unrestricted Net Assets	\$ 910,019,000	\$ 226,974,000	\$ 1,203,209,000	\$ 471,795,000	\$ 774,182,000		
Operating Margin	7.80%	8.56%	6.47%	5.91%	5.84%	-2.02%	-0.71%
Excess Margin	8.88%	8.62%	13.73%	9.23%	7.74%	-1.38%	1.10%
Net Profit Margin	12.78%	3.07%	13.57%	4.70%	7.12%	0.62%	-0.64%
EBIDA Debt Service Coverage Ratio	6.48	5.14	8.49	7.52	7.54	1.27	1.63

- The above table represents the results from operations for the years 2021-2025. During this time period, the Institution has reported operating gains in all five years shown, averaging nearly \$688.6 million during this time period.
- From 2021 – 2025, net patient service revenue has increased by 45%. During this time, NYULH has focused on cost containment measures, improving managed care rates, increasing outpatient volumes and improving operational efficiencies. Throughout the 5-year period shown, the Institution’s operating margin, excess margin and net profit margins have always exceeded both the 2023 Statewide and DASNY Medians.
- In 2025, NYULH’s EBIDA debt service coverage ratio was 7.54 and has averaged 7.03 over the five years shown. This average is far above both the 2023 Statewide and DASNY Medians of 1.27 and 1.63, respectively.
- Fluctuations have occurred in recent years regarding Total Non-Operating Activities. These fluctuations have been driven by investment gains or losses and proceeds from settlement agreements relating to unrecovered business interruption losses arising from Superstorm Sandy.
- During the period shown, NYULH has made annual transfers of \$50 million to the NYUGSoM to support certain joint strategic programs that are expected to promote common missions. In addition, NYULH has recorded equity transfers to NYUGSoM of approximately \$307 million and \$564 million in 2025 and 2024, respectively, to support NYUGSoM’s capital projects.



Balance Sheet:

<u>Selected Balance Sheet Statistics</u>						<u>2023</u>	<u>2023</u>
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>Statewide</u>	<u>DASNY</u>
						<u>Median</u>	<u>Median</u>
Assets:							
Current Assets	\$ 4,555,997,000	\$ 4,255,807,000	\$ 5,109,673,000	\$ 5,412,013,000	\$ 5,765,676,000		
Limited Use Assets	1,389,431,000	1,252,472,000	1,247,865,000	80,699,000	79,839,000		
Long-Term Assets	5,655,016,000	5,804,184,000	6,165,272,000	6,931,928,000	7,245,531,000		
Total Assets	\$ 11,600,444,000	\$ 11,312,463,000	\$ 12,522,810,000	\$ 12,424,640,000	\$ 13,091,046,000		
Liabilities:							
Current Liabilities	\$ 1,415,847,000	\$ 1,130,245,000	\$ 1,142,638,000	\$ 1,270,924,000	\$ 1,271,899,000		
Long-Term Debt	3,175,044,000	3,154,938,000	3,113,377,000	3,155,278,000	3,175,439,000		
Other Long-Term Liabilities	2,468,340,000	2,241,544,000	2,144,534,000	1,378,677,000	1,264,859,000		
Total Liabilities	\$ 7,059,231,000	\$ 6,526,727,000	\$ 6,400,549,000	\$ 5,804,879,000	\$ 5,712,197,000		
Net Assets:							
Unrestricted	\$ 4,166,554,000	\$ 4,393,528,000	\$ 5,596,737,000	\$ 6,089,866,000	\$ 6,864,048,000		
Temporarily Restricted	374,659,000	392,208,000	525,524,000	529,895,000	514,801,000		
Permanently Restricted	-	-	-	-	-		
Total Net Assets	\$ 4,541,213,000	\$ 4,785,736,000	\$ 6,122,261,000	\$ 6,619,761,000	\$ 7,378,849,000		
Current Ratio	3.22	3.77	4.47	4.26	4.53	1.30	1.20
Cushion Ratio	16.85	11.25	15.52	16.46	19.89	7.10	7.10
Days Operating Cash Available	183.54	148.77	162.99	142.31	146.76	43.33	97.84
Cash to Debt	95.29%	68.68%	87.45%	90.29%	102.31%	102.12%	50.12%
Debt to Capitalization	43.66%	46.48%	39.97%	38.06%	35.48%	25.60%	51.09%

- The above table represents the historical balance sheet analysis for NYULH for the period 2021 through 2025. During this time period, current assets have increased by approximately 26.6% and were recorded at approximately \$5.77 billion in 2025.
- During the five-year period shown, the Institution's current ratio has averaged 4.05 and has consistently been above the 2023 Statewide and DASNY Medians of 1.30 and 1.20, respectively. Also, during this period, the Institution's cushion ratio has averaged 15.99, with the average being twice that of the 2023 Statewide and DASNY Medians. This ratio measures the ability to pay debt service from cash and board designated funds. Over the five-year period shown, the Institution's days cash on hand ratio has averaged 156.87, a level that exceeds both the 2023 Statewide and DASNY Medians.
- In terms of capital structure, the Institution's 2025 cash to debt ratio of 102.31% was above both 2023 Statewide and DASNY Medians. The Institution's 2025 debt to capitalization ratio of 35.48% was between the 2023 Statewide and DASNY Medians.

Recommendation

- The Board is being asked to adopt the necessary documents for the issuance of multiple series of commercial paper notes on behalf of NYU Langone Hospitals. Orrick, Herrington & Sutcliffe LLP and Pearlman & Miranda, LLC, co-bond counsel, will provide the Board with an overview of certain document provisions at the February 11, 2026 Board meeting.

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.