

SENT VIA E-MAIL ONLY

Date: September 23, 2026

To: Distribution List (attached)

Re: DASNY *State Environmental Quality Review (SEQR) Negative Declaration Notice of Determination of Non-significance* for the New York State Office for People with Developmental Disabilities Institute for Basic Research in Developmental Disabilities' *Building 29 Renovation Project*, Borough of Staten Island, Richmond County, New York (DASNY's DMH Minor Capital 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: **Matthew A. Stanley, AICP, Director, Office of Environmental Affairs, DASNY, 28 Liberty Street, 55th Floor, New York, New York 10005**, via email to mstanley@dasny.org, or telephone at (917) 923-7303.

Respectfully,



Matthew A. Stanley, AICP
Director
Office of Environmental Affairs

Enclosures

cc: Sara P. Richards, Esq.
Sara E. Stein, AICP
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SEQR File



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DASNY
Dormitory Authority
of the State of New York

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

Date: September 23, 2026

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

Applicant: New York State Office for People with Developmental Disabilities
44 Holland Avenue
Albany, New York 12229

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”), 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: New York State Office for People with Developmental Disabilities
Institute for Basic Research in Developmental Disabilities
Building 29 Renovation Project
(DASNY’s DMH Minor Capital Program)

SEQR Status: Unlisted Action – 6 N.Y.C.R.R. 617.2(an)¹

Review Type: Coordinated Review

¹ Based on revisions to the project description (see below), DASNY has revised the Proposed Project’s SEQR classification from a Type I action to an Unlisted action.

Description of Proposed Action and Proposed Project

The Dormitory Authority of the State of New York (“DASNY”) has received a request from the New York State Office for People with Developmental Disabilities (“NYS OPWDD”) for its *Institute for Basic Research (“IBR”) Building 29 Renovation Project*, pursuant to DASNY’s DMH Minor Capital Program (the “Proposed Project”). For the purposes of the New York State *Environmental Quality Review Act (“SEQRA”)*, the Proposed Action would involve DASNY’s permitting and construction of the Proposed Project, as described further below. Funding for the Proposed Project would be provided through NYS OPWDD.

More specifically, the Proposed Project would consist of the renovation of Building 29, an existing one-story, approximately 20,761-gross-square-foot (“gsf”) building with full basement located on IBR’s Staten Island campus. The first floor of the building would be fully renovated and would be modified for a new layout, and the basement would be cleared for use primarily as storage space with a combination of masonry and/or security mesh partitions. Approximately half of the building (east side facing 3rd Avenue) would be configured as a Learning and Education Center, featuring exhibit and gallery space. The other half of the building (west side facing Loop Road and the College of Staten Island) would be configured as a Conference and Training Center. The exterior renovations would include the replacement of the roof, damaged sheathing, windows and exterior doors, minor masonry repairs of the exterior walls, and the installation of new insulation throughout the building. The Proposed Project would also include the construction of a new exterior retaining wall, courtyard pavilion, accessible ramps, stairs, crosswalks and drop-off areas.

In addition, new surface parking totaling approximately 27,353 gsf would be constructed on the Project Site in two locations to accommodate approximately 90 parking spaces for Building 29. The proposed parking area along 3rd Avenue would comprise approximately 6,500 gsf for approximately 26 spaces, including 2 electrical vehicle (“EV”) charging spaces and 8 *Americans with Disabilities Act (“ADA”)*-accessible spaces. The proposed parking area along Loop Road would comprise approximately 20,853 gsf for approximately 64 spaces, including 2 EV charging spaces and 4 *ADA*-accessible spaces.²

Programming would consist primarily of small-scale activities, including weekday training sessions of approximately 20 to 25 participants (with up to two concurrent sessions, totaling approximately 50 persons), occasional conferences of 30 to 40 attendees, and periodic evening or weekend events accommodating up to approximately 100 to 150 attendees. The facility would not maintain permanent on-site staff, and activity levels would be driven by scheduled events and visitor attendance. While the building has a maximum code occupancy of approximately 697 persons, this represents life-safety capacity and not anticipated operational demand. Typical attendance is expected to be substantially lower and governed by scheduled programming.

² The project as originally proposed contemplated the phased construction of approximately 117,000 gsf of surface parking for approximately 350 spaces to serve Building 29 as well as Buildings 27 and 25. Subsequent to distribution of DASNY’s Lead Agency Request Letter dated April 1, 2026, the project scope was refined to reduce the proposed parking area to approximately 27,353 gsf and 90 spaces serving Building 29, eliminating the parking areas previously contemplated for Buildings 27 and 25. The environmental review and *SEQR* determination presented herein reflect the revised project scope.

Currently, all of IBR's conference and training space is housed in Building 1, which is located east of the Project Site at IBR's main campus on Forest Hill Road. Upon completion of the proposed renovation of Building 29, it is the intention of IBR to relocate these conference and training functions from Building 1 to the newly renovated space in Building 29. Buildings 27 and 25, which are located to the north of Building 29, may be renovated at an unspecified future date to accommodate laboratory/research space and administrative office uses, respectively, that are currently housed in Building 1. If such renovations occur, it is anticipated that these functions would be relocated from Building 1 to Buildings 27 and 25, after which Building 1 would either be decommissioned or disposed of by IBR. While there are no current renovation plans for Buildings 27 and 25 at this time, these buildings are identified herein for purposes of SEQR review. Any future reuse of Buildings 27 and 25, as well as any additional ancillary parking to serve those buildings, would be subject to a separate SEQR review at an appropriate time.

Construction of the Proposed Project is expected to last 12 months, commencing in October 2026 with an estimated completion date of October 2027.

Location of Proposed Project

The approximately 40-acre IBR campus is located at 1050 Forest Hill Road, Staten Island, Richmond County, New York, and is part of the larger, approximately 103-acre State-owned parcel shared with the Staten Island Developmental Disabilities Services Office ("SIDDISO") complex. Together, the IBR/SIDDISO parcel and the adjacent approximately 204-acre College of Staten Island campus comprise the former 330-acre Willowbrook State School property.

Building 29 is situated in the southwestern portion of the IBR campus and is generally bounded by two utility storage buildings to the north, 3rd Avenue to the east, D Street to the south, and Loop Road and the College of Staten Island to the west (the "Project Site"). Buildings 25 and 27 are also located within the Project Site boundary, immediately north of Building 29 and south of Administrative Loop.

Description of the Institution

NYS OPWDD is responsible for coordinating services for New Yorkers with developmental disabilities, including intellectual disabilities, cerebral palsy, Down syndrome, autism spectrum disorder, Prader-Willi syndrome and other neurological impairments. NYS OPWDD provides services directly and through a network of approximately 450 nonprofit service providing agencies, with about 80 percent of services provided by the private nonprofits and 20 percent provided by State-run services. Supports and services, which include Medicaid funded long-term care services such as habilitation and clinical services, as well as residential support and services for over 40,000 people, are primarily provided in community settings across the state. OPWDD also provides New York State-funded family support services, which are designed to assist families in providing care for their loved ones who live full-time in their family home, and employment support, which include ongoing job coaching, job matching, and vocational training.

IBR is a vital part of OPWDD's strategy to address the complex needs of people with intellectual/developmental disabilities, bringing together basic research, applied research and clinical practice under one roof. IBR focuses on the causes of developmental disabilities and

further the understanding of brain development and pathology. IBR's goals are to provide the means to diagnose, prevent and treat developmental disabilities more effectively. IBR provides extensive, specialized biomedical, psychological and laboratory services to people with developmental disabilities and their families, and educates the public, researchers and health and education professionals regarding the causes, diagnosis, prevention and treatment of developmental disabilities.

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 reviewed following these procedures, and the *New York City Environmental Quality Review* (“*CEQR*”) *Technical Manual* (December 2025 Edition, as revised) was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project’s potential effects on the environment, unless stated otherwise.

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

Additionally, the Proposed Project was analyzed for consistency with the State of New York *State Smart Growth Public Infrastructure Policy Act* (“*SSGPIPA*”), 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.

SEQRA Determination. Representatives of DASNY reviewed the *Full Environmental Assessment Form – Part 1* (“*FEAF – Part 1*”), dated March 31, 2026, (attached), and initially determined that the Proposed Project constitutes a Type I Action pursuant to 6 *N.Y.C.R.R.* 617.4(b)(9) of the *SEQR* implementing regulations. On April 1, 2026, DASNY circulated a lead agency request letter (attached), including the *FEAF – Part 1* as well as a *Distribution List of Involved Agencies and Interested Parties* (attached) 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.

Subsequent to distribution of DASNY’s Lead Agency Request Letter, the scope of the Proposed Project was revised, substantially reducing the extent of the proposed surface parking area from approximately 117,000 gsf to approximately 27,353 gsf. As a result of the revised project scope, the Proposed Project no longer exceeds the applicable Type I thresholds and is classified as an Unlisted action pursuant to 6 *N.Y.C.R.R.* 617.2(an). The environmental review and *SEQR* determination presented herein reflect the revised project scope.

DASNY representatives visited the Project Site and discussed the Proposed Project's environmental effects with representatives of NYS OPWDD, as well as representatives of the involved agencies. DASNY subsequently completed an evaluation of the magnitude and importance of project impacts, as detailed in the *SEQR Supplemental Report* (below) and *FEAF – Parts 2 and 3* (see 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.**

General Findings. The Proposed Project is part of New York State's broader initiative to modernize the IBR campus and to transform a previously abandoned building on the former Willowbrook campus into a Center for Learning that commemorates the site's historical significance while supporting contemporary research and educational activities.

The Proposed Project would renovate the existing structure for adaptive reuse as the Willowbrook Center for Learning, a facility dedicated to education, research, and public engagement related to developmental disabilities and disability rights history. The first floor would be fully renovated, while the basement would be cleared and used primarily for storage. The Proposed Project would include interior and exterior rehabilitation, hazardous materials abatement, code-compliance upgrades, and site improvements necessary to support the building's new use while preserving its historic character. The renovated building would be organized into two primary programmatic areas: the east wing would function as a Learning and Education Center with exhibit and gallery space, and the west wing would serve as a Conference and Training Center. No substantial expansion of the building footprint is proposed.

Building 29 is located in the southwestern portion of the IBR campus on Staten Island, within the former Willowbrook State School grounds. The building was constructed between 1930 and 1941 and has been vacant for more than 20 years. Since that time it has experienced significant deterioration and requires comprehensive rehabilitation.

Exterior improvements would include replacement of the roof, damaged sheathing, windows, and doors; minor masonry repairs; and installation of new insulation. Site improvements would include a new retaining wall, courtyard pavilion, accessible ramps, stairs, crosswalks and drop-off areas. The Proposed Project would also include construction of up to 90 surface parking spaces. The proposed parking along 3rd Avenue would provide approximately 26 spaces and the proposed parking along Loop Road would provide approximately 64 spaces. Buildings 27 and 25 may be renovated at a future date for laboratory/research and administrative uses, respectively.

Potential Impacts. DASNY, as lead agency, has inventoried all potential resources that could be affected by the Proposed Project or action, and assessed the magnitude, duration, likelihood, scale, and context of the Proposed Project and determined that no impact, or a small impact, may occur to the following resources: Land Use, Zoning, Public Policy, Socioeconomics, Smart Growth, Coastal Management/Local Waterfront Revitalization, Community Facilities, Open Space and Recreational Facilities, Shadows, Cultural Resources, Urban Design and Visual Resources, Neighborhood Character, Natural Resources, Hazardous Materials, Infrastructure, Solid Waste, Transportation, Energy, Air Quality, Green House Gas Emissions, Noise, Public Health, Construction and Effects on Disadvantaged Communities (see *SEQR Supplemental*

Report and FEAF – Parts 2 and 3). No potential negative long-term or cumulative impacts or significant adverse environmental impacts were identified in connection with the Proposed Project.

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;
- (xiii) there will be no action that may cause or increase a disproportionate pollution burden on a disadvantaged community; and
- (xiv) 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:

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Director
Office of Environmental Affairs

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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: NYS Office for People with Developmental Disabilities (OPWDD) / Institute for Basic Research (IBR) – Building 29 Renovation		
Project Location (describe, and attach a general location map): 1050 Forest Hill Road (Intersection of Loop Road and 3rd Avenue), Borough of Staten Island, Richmond County, New York		
Brief Description of Proposed Action (include purpose or need): See attached.		
Name of Applicant/Sponsor: NYS OPWDD/Paul Boyle, Ph.D., P.E., Assistant Director of Capital Services		Telephone: (518) 474-0629
		E-Mail: paul.m.boyle@opwdd.ny.gov
Address: 44 Holland Avenue		
City/PO: Albany	State: New York	Zip Code: 12229
Project Contact (if not same as sponsor; give name and title/role): Cindy Chan, R.A., Design Manager, DASNY		Telephone: (212) 273-5009
		E-Mail: cchan@dasny.org
Address: 28 Liberty Street, 55th Floor		
City/PO: New York	State: New York	Zip Code: 10005
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 Counsel, Town Board, ☐ Yes ☐ No or Village Board of Trustees		
b. City, Town or Village ☐ Yes ☐ No Planning Board or Commission		
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☒ Yes ☐ No	DASNY funding, OPRHP, NYSDEC	TBD
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☒ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ 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):

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):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

R3-2 (Low Density Residential)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? N/A; same as existing

C.4. Existing community services.

a. In what school district is the project site located? New York City District #31

b. What police or other public protection forces serve the project site?

New York City Police Department, 121st Precinct

c. Which fire protection and emergency medical services serve the project site?

New York City Fire Department, Engine 154, Engine 159 and Ladder 86

d. What parks serve the project site?

Willowbrook Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Community Center/Public Assembly

b. a. Total acreage of the site of the proposed action? +/- 12 acres

b. Total acreage to be physically disturbed? +/- 8 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 95 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ 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? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ 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? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) 10 month 2026 year
- Anticipated completion date of final phase 10 month 2027 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Phase 1 - Building Exterior; Phase 2 - Building Interior; Phase 3 - 3rd Avenue Parking lot. Phase 2 to follow 1, but Phase 3 can happen anytime (although currently planned as last phase of construction).

f. Does the project include new residential uses? ☐ Yes ☒ No 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)? ☐ Yes ☒ No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ 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? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ 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? ☒ Yes ☐ No (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? <u>Installation of new parking lot, regrading site, installation of drainage</u> ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): <u>Approximately 10,000 cubic yards</u> • Over what duration of time? <u>10/2026-4/2027</u> iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>Boonton loam, well drained, hydrolic soilgroup C. Suitable material to be re-used onsite. Excess material to be carted to landfill/recycling</u> iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ 2.5 acres vi. What is the maximum area to be worked at any one time? _____ 2.5 acres vii. What would be the maximum depth of excavation or dredging? _____ 10 feet viii. Will the excavation require blasting? ☐ Yes ☒ No ix. Summarize site reclamation goals and plan: _____ <u>After completion of the project there will be a new surface parking lot on the proposed site</u> _____ _____	

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? ☐ Yes ☒ No 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: _____

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: _____ 2,687 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: NYC DEP
- Does the existing public water supply have capacity to serve the proposal? ☒ 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: _____
- Source(s) of supply for the district: _____

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: _____

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

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

i. Total anticipated liquid waste generation per day: _____ 2,687 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

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

- Name of wastewater treatment plant to be used: Port Richmond Wastewater Resource Recovery Facility
- Name of district: NYC DEP
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
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: _____	
n/a _____ _____	
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? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u> +/-2 </u> acres (impervious surface) _____ Square feet or <u> +/-95 </u> acres (parcel size) ii. Describe types of new point sources. <u>New curbs, new pavement. Stormwater to be directed into catch basins and underground storage prior to discharge</u> 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)? _____ <u>On-site stormwater management facility: underground leaching chambers</u> _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No ☐ 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? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Construction equipment and vehicles, e.g., excavators, bulldozers, dump trucks, paving equipment, a crane and delivery trucks during site preparation</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Temporary on-site power generation for construction equipment or tools (generators), as needed</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>Building heating systems, HVAC units, and potential backup generators</u>	☒ Yes ☐ No
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? _____ 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
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? ☒ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☒ Randomly between hours of <u>9am</u> to <u>9pm</u>. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ Not applicable; project would involve building renovation and parking lot for general use iii. Parking spaces: Existing <u>0</u> Proposed <u>350</u> Net increase/decrease <u>+350 spaces</u> iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>N/A</u> vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <u>N/A, not commercial or industrial use</u> ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7:00am - 5:00pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>9am-9pm, randomly</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7:00am - 5:00pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: <u>9am-9pm, randomly</u> • Saturday: _____ • Sunday: _____ • Holidays: _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No If yes: i. Provide details including sources, time of day and duration: _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Parking lot lighting (pole mounted, approx. 12', at perimeter facing lot), building lighting at entrances (approx. 8' A.F.F.F., aiming to grade)	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
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? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No N/A, not commercial, industrial or recreational use If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No Although the Proposed Project is an institutional/community facility use rather than a commercial or industrial use, it would involve the disposal of solid waste If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ 50 tons per _____ day (unit of time) • Operation : _____ TBD tons per _____ TBD (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: TBD - Reuse of materials either on site or through off-site recycling to the extent possible • Operation: TBD - Facility would comply with the City's source separation laws - Recyclable materials (i.e., paper, plastic, glass, etc.) would be separated from the waste stream to the extent feasible iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: Hauling off-site to landfill or recycling facilities (±10,000 tons total) • Operation: TBD - Solid waste would be collected by a licensed contractor and transported for disposal	

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

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

E.1. Land uses on and surrounding the project site																																							
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): <u>Community Facility, Institutional</u> ii. If mix of uses, generally describe: _____																																							
b. Land uses and coverytypes on the project site. <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>+/-30</td> <td>+/-33</td> <td>+3</td> </tr> <tr> <td>• Forested</td> <td>+/-65</td> <td>+/-62</td> <td>-3</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: _____</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)	• Roads, buildings, and other paved or impervious surfaces	+/-30	+/-33	+3	• Forested	+/-65	+/-62	-3	• 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: _____			
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c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i>	☐ Yes ☒ 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. Identify Facilities:</i> Staten Island Academy School for children, P.S. 60 Public Elementary School, Staten Island University Hospital, local licensed daycare centers along Forest Hill Road	☒ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____	☐ Yes ☒ 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. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____	☐ Yes ☒ No ☐ Yes ☐ 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. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____	☐ Yes ☒ 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. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____	☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☒ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No																			
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____																			
E.2. Natural Resources On or Near Project Site																			
a. What is the average depth to bedrock on the project site? _____ estimated to be ±10 feet																			
b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ <1 %																			
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Boonton Loam</td> <td style="width: 20%; text-align: right;">42 %</td> <td style="width: 20%;"></td> </tr> <tr> <td>Greenbelt-Urban land complex</td> <td style="text-align: right;">58 %</td> <td></td> </tr> <tr> <td></td> <td style="text-align: right;">%</td> <td></td> </tr> </table>		Boonton Loam	42 %		Greenbelt-Urban land complex	58 %			%										
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d. What is the average depth to the water table on the project site? Average: _____ +/-6 feet																			
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☐ Well Drained:</td> <td style="width: 30%; text-align: right;">_____ % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">100 % of site</td> <td></td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> </table>		☐ Well Drained:	_____ % of site		☒ Moderately Well Drained:	100 % of site		☐ 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%;">☒ 0-10%:</td> <td style="width: 30%; text-align: right;">80 % of site</td> <td style="width: 30%;"></td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">20 % of site</td> <td></td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> </table>		☒ 0-10%:	80 % of site		☒ 10-15%:	20 % of site		☐ 15% or greater:	_____ % of site										
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g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____																			
h. Surface water features. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☒ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☐ Yes ☒ No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="width: 20%; text-align: right;">☐ Yes ☐ No</td> </tr> </table> 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>		i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☐ Yes ☒ No	ii. Do any wetlands or other waterbodies adjoin the project site?	☐ Yes ☒ No	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☐ Yes ☐ No	• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)		
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v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____																			
i. Is the project site in a designated Floodway? ☐ Yes ☒ No																			
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No																			
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No																			
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">i. Name of aquifer: _____</td> <td style="width: 20%;"></td> </tr> </table>		i. Name of aquifer: _____																	
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m. Identify the predominant wildlife species that occupy or use the project site: _____ Eastern gray squirrel _____ Rock pigeon (feral pigeon) _____ Urban-adapted birds _____	
n. Does the project site contain a designated significant natural community? ☒ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ Oak-Tulip Tree Forest _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: _____ • Currently: _____ 1300.0 acres • Following completion of project as proposed: _____ 1297.5 acres • Gain or loss (indicate + or -): _____ -2.5 acres	
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? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Log Fern, American Strawberry Bush _____	
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? ☐ Yes ☒ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
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? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

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? ☒ Yes ☐ No	
If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District ii. Name: Eligible property: STATEN ISLAND DEVELOPMENTAL CENTER BUILDING #23 (1941), Eligible property: STATEN ISLAND iii. Brief description of attributes on which listing is based: _____	
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? ☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No	
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? ☐ Yes ☒ No	
If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No	
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? ☐ Yes ☐ No	

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 Paul Boyle Date March 31, 2026

Signature  Title Assistant Director of Capital Services

PRINT FORM



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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Oak-Tulip Tree Forest

E.2.n.i [Natural Communities - Acres]	1300.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Log Fern, American Strawberry Bush
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:STATEN ISLAND DEVELOPMENTAL CENTER BUILDING #23 (1941), Eligible property:STATEN ISLAND DEVELOPMENTAL CENTER, BUILDING #25 (1941), BUILDING # 29 (1941), BUILDING #27 (1941), Eligible property:STATEN ISLAND DEVELOPMENTAL CENTER BUILDING #22 (1941), Eligible property:Former Willowbrook State School
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

DASNY SEQR Full Environmental Assessment Form – Part 1

Institute for Basic Research (IBR) – Building 29 Renovation Project

Project Description*

The Proposed Project would consist of the renovation of an existing 1-story, approximately 20,716-gross-square-foot ("gsf") building with full basement, operated by the Office for People with Developmental Disabilities ("OPWDD") Institute for Basic Research ("IBR") at the intersection of Loop Road and 3rd Avenue in Staten Island, New York. The first floor would be fully renovated, and the basement would be cleared for use as a storage space. Approximately half of the building (east side facing 3rd Avenue) would be configured as a Learning and Education Center with exhibits and galleries. The other half of the building (west side facing Loop Road and the College of Staten Island) would be configured as a Conference and Training Center. The exterior renovations would include replacement of the roof, damaged sheathing, windows, and exterior doors, minor masonry repairs of the exterior walls, and new insulation throughout the building. The Proposed Project would also include the construction of a retaining wall, a pavilion and drop-off areas. In addition, a surface parking lot totaling approximately 117,000 gsf would be constructed to accommodate approximately 350 spaces. The parking area would be developed in two phases: the first phase would include approximately 70,000 gsf of parking area for approximately 201 spaces to serve Building 29, and the second phase would include approximately 47,000 gsf for approximately 149 spaces intended to serve Buildings 27 and Building 25. Buildings 27 and 25, which are located near Building 29, may be renovated at an unspecified time in the future for laboratory/research space and administrative office uses, respectively. While there are no current plans for these renovations at this time, they are identified herein for purposes of *SEQR* review. The future reuse of Buildings 27 and 25 would be subject to a separate *SEQR* review at an appropriate time.

*Subsequent to distribution of DASNY's Lead Agency Request Letter, the scope of the Proposed Project was revised. Please see DASNY's *State Environmental Quality Review (SEQR) Negative Declaration Notice of Determination of Non-significance* for the updated project scope.

Addendum to Full Environmental Assessment Form (FEAF) – Part 1

IBR Building 29 Renovation Project

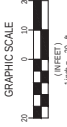
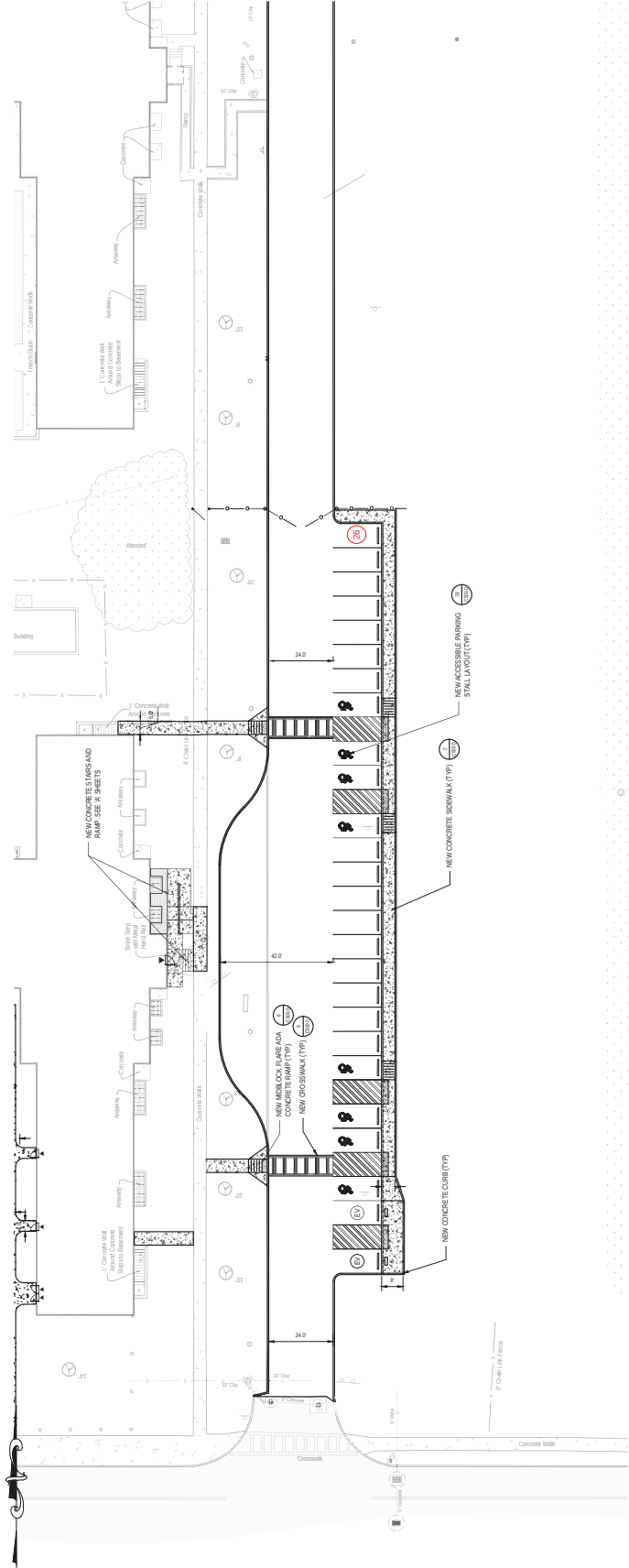
Revised Project Scope

This addendum identifies revisions to the FEAF – Part 1 resulting from changes to the Proposed Project scope made subsequent to the distribution of DASNY's Lead Agency Request Letter dated April 1, 2026. The revised information presented below supersedes the corresponding responses in the original FEAF – Part 1 and serves as the basis for the *SEQR* review and determination of significance. All other responses remain unchanged.

FEAF Part 1 Question	Original Response	Revised Response
A. Proposed Action	The Proposed Project included the phased construction of approximately 117,000 gsf of surface parking for approximately 350 spaces to serve Buildings 29, 27 and 25.	The Proposed Project scope was refined to reduce the proposed parking area to approximately 27,353 gsf and 90 spaces serving Building 29, eliminating the parking areas previously contemplated for Buildings 27 and 25.
D.1.b.b.	+/- 8 acres	+/- 1.58 acres
D.2.a.ii.	Approximately 10,000 cubic yards	0 cubic yards - All material would be repurposed on site
D.2.a.v.	2.5 acres	3,775 square feet or 0.087 acre
D.2.a.vi.	2.5 acres	3,775 square feet or 0.087 acre
D.2.a.vii.	10 feet	12 feet
D.2.e.i.	+/- 2 acres (impervious surface) and +/- 95 acres (parcel size)	+/- 24,080 square feet (impervious surface) and +/- 1.58 acres (parcel size)
D.2.j.iii.	Parking spaces: Existing: 0, Proposed: 350, Net increase/decrease: +350 spaces	Parking spaces: Existing: 0, Proposed: 90, Net: increase/decrease: +90
D.2.r.i.	Construction: 50 tons per day Operation: TBD	Construction: 46 tons per day over a 5-week period Operation: TBD
E.1.b.	Roads, buildings, and other paved or impervious surfaces. Change: +3 acres Forested. Change: -3 acres	Roads, buildings, and other paved or impervious surfaces. Change: +0.553 acre Forested. Change: 0.087 acre
E.2.n.iii.	Extent of community/habitat. Gain or loss: -2.5 acres	Extent of community/habitat. Gain or loss: -0.087 acre



1. INSPECT THE SITE PRIOR TO DEMOLITION OF REIS AND MAKE ADDITIONAL CLAIMS REGARDING SITE CONDITIONS (E.G. HAZARDOUS MATERIALS, ASBESTOS, AND OTHER CONTAMINANTS) BE AVOID IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL IMPACT AND CONSTRUCTION OF THE BUILDING FOUNDATIONS AND/OR OTHER BUILDING ELEMENTS. REPORT ANY DISCOVERIES BEFORE THEIR CAUSE, ARCHITECTURE AND STRUCTURAL DRAWINGS IN WRITING TO THE CIVIL ENGINEER PRIOR TO CONSTRUCTION BEGINNING OPERATIONS AND/OR OTHER BUILDING ELEMENTS.
2. NOTIFY THE OWNER AND/OR TELEPHONE (916) 756-0000 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF THE WORK. THE SAME NOTICE SHALL BE REQUIRED WHEN RESUMING WORK AFTER ANY STOPPAGE ON SCAFFOLD.
3. COMPLETE ALL SERVICE AND REMEDY ACTIONS REQUIRED TO PROPERLY CURE THE WORK.
4. PERFORM ALL CLEANUP OPERATIONS INCLUDING REMOVAL OF DEBRIS AND EXCESS CONSTRUCTION MATERIAL AND/OR WASTE TO STREET CLEANING TO THE SATISFACTION OF THE OWNER.
5. DURING ALL NON-WORKING HOURS, STORE ALL EQUIPMENT AND MATERIALS WITHIN AN AREA DESIGNATED BY THE OWNER AT THE PROJECT SITE.
6. ALL CURB DIMENSIONS SHOWN REFER TO THE FACE OF CURB.
7. ALL CONSTRUCTION TO CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
8. COORDINATE CONSTRUCTION ACTIVITIES WITH TOWN OF DUMMITZ INTERMEDIATE TO THE OWNER'S OPERATIONS.
9. RESTORE ALL DISTURBED AREAS CAUSED BY COST DURING CONSTRUCTION. RES TO BE LOW CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. RESTORE ALL DISTURBED GRASS AREAS AND ALL AREAS NOT SPECIFICALLY IDENTIFIED FOR OTHER IMPROVEMENTS WITH INCHES OF TOPSOIL AND HYDROSEED.
11. REMOVE ALL ASPHALT FROM EXISTING CASTINGS.
12. SEAL ALL JOINTS BETWEEN NEW ASPHALT AND EXISTING ASPHALT WITH HOT ASPHALT CELEST.



DESCRIPTION	SYMBOL
CURB	
RETAINING WALL	
CONCRETE DROP CURB	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
SEWALK	
DOOR	
OVERSHADDOOR	
HYDRANT	
UTILITY METER	
UTILITY VALVE	
UTILITY MANHOLE	
CLEAN OUT	
CATCH BASIN	
FIELD INLET	
VAIRDALET	
BOLLARD	
HANDCAP RAMP	
PARKING STALL COUNT	
CHAIN LINK FENCE	
DECORATIVE METAL FENCE	

SITE PLAN NOTES:

1. INSPECT THE SITE PRIOR TO SUBMISSION OF BIDS AND MAKE NO ADDITIONAL CLAIMS REGARDING THE SITE CONDITIONS OTHER AFTER.
2. ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL BE ISSUED IN CONJUNCTION WITH THE CIVIL DRAWINGS FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING FOUNDATIONS AND/OR OTHER STRUCTURAL DRAWINGS IN WRITING TO THE CIVIL ENGINEER PRIOR TO CONSTRUCTION. BUILDING FOUNDATIONS ARE NOT OTHER BUILDING ELEMENTS.
3. NOTIFY THE ARCHITECT (PHONE 631-756-8000) AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE FOUNDATION. THE FOUNDATION SHALL BE REQUIRED TO INVESTIGATE AND REPORT AFTER ANY DAMAGE OR DELAY.
4. COMPLETE A SURVEY AND PROVIDE AS REQUIRED BY THE PROJECT, COMPLETE THE PERSONALITY, A CLAIMS PASTOR REQUIRED FOR REMOVAL OF BORING AND EXCESS CONSTRUCTION MATERIAL, AND DISBURSEMENTS TIE CLEANING TO THE SATISFACTION OF THE OWNER.
5. DURING ALL NONWORKING HOURS, STORE ALL EQUIPMENT AND MATERIALS WITHIN AN AREA DESIGNATED BY THE OWNER AT THE PROJECT SITE.
6. ALL CONDIMENSIONS SHALL REFER TO THE FACE OF CURB.
7. ALL CONSTRUCTION TO CONFORM WITH THE APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
8. CONSTRUCTION ACTIVITIES WITH/OUT TO MINIMIZE INTERRUPTION TO THE OWNER'S OPERATIONS.
9. BEST TO SUBMITTING ALL CHANGES OR PERTAINING DURING CONSTRUCTION, RESPECT TO NEW CONDITIONS AT AN ADDITIONAL COST TO THE OWNER.
10. BEST TO ALL DISBURSED DASHES AND ALL AREA NOT SPECIFICALLY IDENTIFIED FOR OTHERS. IMMOBILIZATIONS WITH A MOSES OF TOPSOIL AND SEED.
11. REMOVE ALL ASPHALT FROM EXISTING ASPHALT.
12. MAKE ALL ADJUSTS BETWEEN ASPHALT AND EXISTING ASPHALT WITH HOT ASPHALT CEMENT.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
Project : OPWDD IBR Building 29 Renovation
Date : September 23, 2026

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the whole action.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts:		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	☐	☐
c. Other impacts:		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts:		☐	☐
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4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.
(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts:		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.
(See Part 1. E.2)

☒ NO

☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☐	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts:		☐	☐
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6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

☒ NO

☐ YES

If “Yes”, answer questions a - i. If “No”, move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also have the potential to emit one or more regulated air contaminants at or above the following levels: i. More than 100 short tons/year of carbon monoxide (CO) ii. More than 100 short tons/year of oxides of nitrogen (NO _x) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5) iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island v. More than 100 short tons/year of sulfur dioxide (SO ₂)	D2g D2g D2g D2g D2g	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☐	☐
d. The proposed action may exceed 50% of any of the thresholds in “a” or “b”, _____ above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☐	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☐	☐
g. The proposed action will emit more than 10,000 metric tons of CO ₂ equivalents per year.	D2h	☐	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☐	☐
i. Other impacts:		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☒ YES <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☒	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☒	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☒	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☒	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☒	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n	☒	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☒	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☒	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☒	☐
j. Other impacts:		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism-based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts:		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☒	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☒	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	☒	☐

d. Other impacts:		☐	☐
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property; or that may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If “Yes”, answer questions a - e. If “No”, go to Section 12. ☒ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts:		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If “Yes”, answer questions a - c. If “No”, go to Section 13. ☒ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts:		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts:		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts:		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts:		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts:		☐	☐

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other:		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts:		☐	☐

19. Impact on Disadvantaged Communities

The proposed project may impact a disadvantaged community.
(See Part 1. E.4)



NO



YES

If “Yes”, answer questions a - g . If “No”, proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool ?	E.4.c	☐	☐
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☐	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☐	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☐	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☐
f. The proposed action affects or involves one or more of the following facility types: i. landfill; ii. other industrial, manufacturing, or mining land uses; iii. major oil or chemical bulk storage facility; iv. municipal waste combustor; v. power generation facility; vi. risk management plan site; vii. remediation site; or viii. scrap metal processor.	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b, E.1.h, E.1.v, E.4	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
g. Other impacts:		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks.

☒ NO ☐ YES

(See Part 1. E.5)

If “Yes”, answer questions a - e. If “No”, proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following: i. drought ii. temperature extremes (hot or cold) iii. extreme storms, including high winds iv. landslides v. coastal erosion vi. stormwater flooding vii. other climate or weather hazards? If yes, describe: _____	E5d	☐ 	☐
e. Other impacts:		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size, or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact, and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

SEQR supplemental report is attached.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
The Dormitory Authority of the State of New York as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions that will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: New York State Office for People with Developmental Disabilities (OPWDD) Institute for Basic Research in Developmental Disabilities (IBR) Building 29 Renovation Project

Name of Lead Agency: The Dormitory Authority of the State of New York

Name of Responsible Officer in Lead Agency: Matthew A. Stanley, AICP

Title of Responsible Officer: Director, Office of Environmental Affairs

Signature of Responsible Officer in Lead Agency: Matthew A. Stanley Date: September 23, 2026

Signature of Preparer (if different from Responsible Officer) Emma C. Lanahan Date: September 23, 2026

For Further Information:

Contact Person: Matthew A. Stanley, AICP

Address: 28 Liberty Street, 55th Floor, New York, NY 10005

Telephone Number: (917) 923-7303

E-mail: mstanley@dasny.org

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>





DASNY State Environmental Quality Review ("SEQR") Supplemental Report

Land Use. Land Use refers to the activity that occurs on land and within the structures that occupy it. Types of uses include residential, commercial, industrial, community facilities/institutional, vacant land, and parkland/open space.

The Project Site consists of Building 29, which has been vacant for more than 20 years with minimal to no upkeep, and an approximately 1.58-acre area surrounding the building that contains landscaping, roadway and wooded vegetation on the IBR campus.

Land uses within a 400-foot study radius are characterized by institutional and community facility uses including the College of Staten Island campus and vacant buildings from the former Willowbrook State School, as well as wooded areas, parking areas, and campus roads. The New York City Department of City Planning's ("DCP's") Zoning and Land Use Map ("ZoLa") indicates that the Project Site's current land use designation is Public Facilities & Institutions.

The Proposed Project would include the renovation of Building 29 into the Willowbrook Center for Learning and the construction of a new, ancillary surface parking lot. The renovated facility would host educational, training and conference functions, which are consistent with surrounding land uses. The Proposed Project would not result in an expansion of the building footprint or represent a substantial change in land use patterns. No significant adverse land use impacts would occur.

Zoning. According to the *Zoning Resolution of the City of New York* ("ZRCNY"), the Project Site is mapped within an R3-2 Low Density Residential District. Institutional and educational uses are generally permitted as community facilities within R3-2 districts.

The IBR campus is exempt from the ZRCNY as the Proposed Project and campus property are owned by the State of New York and not subject to local zoning requirements. The Proposed Project would involve the renovation and adaptive reuse of an existing building within an established institutional campus and would not require any zoning changes, zoning map amendments, or variances. No zoning changes are necessary to facilitate the Proposed Project, and, therefore, no further analysis of zoning is required. No significant adverse zoning impacts would occur.

Public Policy. Governor Kathy Hochul's Fiscal Year ("FY") 2027 Enacted Budget includes a five-year capital investment of approximately \$75 million to renovate the IBR campus, including the development of a Genomics Core Facility in order to enhance New York State's research capabilities and expand access for genetic testing. This investment was also intended to support the transformation of Building 29 into a learning center, to commemorate the Institution's role in disability rights history. The Proposed Project would be consistent with the policies and goals set forth in the Governor's FY 2027 Enacted Budget, as the Proposed Project includes the renovation of Building 29 into a learning and community center. No significant adverse public policy impacts would occur.

Socioeconomics. The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, a proposed project may affect the socioeconomic character of an area by: (i) direct displacement of the residential population on the project site; (ii) indirect displacement of the residential population within the project area; (iii) direct displacement of existing businesses from the project site; (iv) indirect displacement of existing businesses within the project area; and/or (v) adverse effects on specific industries.

The Proposed Project would not introduce new residents to the Project Site, nor would it directly or indirectly displace any existing residents, employees or businesses at the Project Site or within the surrounding area. The Proposed Project would not result in a substantial new commercial or residential development, nor would it introduce any constraints that would adversely affect any local or specific industries. Therefore, the Proposed Project does not meet the threshold for further analysis and would not result in any significant adverse impacts on socioeconomic conditions.

State Smart Growth Public Infrastructure Policy Act. The New York *State Smart Growth Public Infrastructure Policy Act* (“SSGPIPA”) requires state infrastructure agencies, such as DASNY, to ensure public infrastructure projects undergo a consistency evaluation and attestation using the smart growth criteria established by the legislation. To the extent practicable, projects must align with the smart growth criteria established by the legislation.

A Smart Growth Impact Statement Assessment Form (“SGISAF”) for the Proposed Project was prepared pursuant to SSGPIPA procedures (attached). DASNY’s Smart Growth Advisory Committee reviewed the SGISAF and attested that the Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislation.

Local Waterfront Revitalization. Although New York City has a Federally Approved Coastal Local Waterfront Revitalization Program (“LWRP”), the Proposed Project would not take place within the boundaries of the LWRP and is therefore not subject to the New York State Coastal Management Program (“NYSCMP”). No significant adverse impacts to coastal resources would occur.

Community Facilities and Services. Community facilities are public or publicly-funded schools, hospitals, libraries, child-care centers, health care facilities, and fire and police protection services. According to the *CEQR Technical Manual*, a proposed project may affect community facilities directly when it physically displaces or alters a community facility, or indirectly, when it causes a change in population that may affect the services delivered by a community facility.

The Project Site does not currently include an active community facility, as Building 29 has been vacant for more than 20 years. While the Proposed Project would establish a new community facility use on the Project Site, it would not generate any new residential units or introduce a permanent new residential population to the area. The Proposed Project would not displace any existing services, nor would it create a new population with the potential to overburden existing community facilities. Therefore, the Proposed Project does not meet the threshold for further assessment and would not result in any significant adverse impacts on community facilities and services.

Open Space and Recreational Facilities. Open space is defined as publicly or privately-owned land that is publicly accessible and designated for leisure, play or sport, or land set aside for the protection and enhancement of the natural environment. According to the *CEQR Technical Manual*, an analysis of a proposed project's potential impacts on open space is required when the proposed project would result in the physical loss of open space; changes to the use of an open space so that it no longer serves the same user population; limits public access to open space; or causes increased noise or air pollutant emissions, odors, or shadows on public open space that would affect its usefulness.

The Proposed Project would involve the renovation of Building 29 and the construction of an ancillary surface parking lot. A portion of the proposed parking lot would be constructed within a wooded area on the Project Site. Because this wooded area is within the IBR campus on State-owned property, lacks amenities, and is inaccessible to the general public for leisure or passive recreation, its development would not result in the physical loss or alteration of any publicly-accessible open space resource.

The Project Site does not contain any open space resources designated for leisure, play or sport, and does not include any land set aside for the protection and enhancement of the natural environment. The Proposed Project would not displace or alter any existing open space, nor would it result in a significant increase in population. The Proposed Project would not introduce any new residential units or generate 500 or more daily nonresidents to the area, remaining well below the thresholds for indirect impacts. Therefore, the Proposed Project does not meet the threshold for further assessment and would not result in any significant adverse impacts on open space and recreational facilities.

Shadows. According to the *CEQR Technical Manual*, a shadows assessment should be conducted when a project would result in a new structure or additions to existing structures of 50 feet or more, or be located adjacent to, or across the street from, a sunlight sensitive resource.

The Proposed Project would not result in a new structure or an addition to an existing structure. Therefore, the Proposed Project does not meet the threshold for further assessment and would not result in any significant adverse shadow impacts.

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

According to OPRHP, Building 29 is located within the former Willowbrook State School and current CUNY College of Staten Island Historic District, which is eligible for listing in the New York State and National Registers of Historic Places ("S/NR") because it meets Criterion A, associated with events that have made a significant contribution to the broad patterns in our history (OPRHP Resource Evaluation, December 4, 2007, on file with OPRHP). Building 29 is considered a contributing resource to the eligible historic district.

In accordance with the review process set forth in *SHPA* and Section 14.09 of *PRHPL*, DASNY

submitted the Proposed Project to OPRHP for review (OPRHP Project #25PR11581). In a letter dated January 5, 2026 (attached), OPRHP concluded that the Proposed Project would have No Adverse Impact on historic and archaeological resources provided the following conditions are met: 1) design documents for the rehabilitation of Building 29 are submitted for continued consultation, 2) all replacement windows and doors are to match the historic design; and 3) as feasible, salvage the interior finishes that remain, such as the window trim, door trim, window shutters, etc.

DASNY subsequently submitted 60 percent design documents to OPRHP. In a letter dated June 3, 2026 (attached), OPRHP rendered its opinion that the Proposed Project would continue to have No Adverse Impact on historic and archaeological resources, provided that open-cell spray foam insulation is not used as part of the building renovation. This recommendation is intended to ensure that materials and methods employed during construction would not adversely affect historic building fabric or compromise the integrity of the structure. Consultation with OPRHP is ongoing. It is the opinion of DASNY that the Proposed Project would have no impact on historical or cultural resources in or eligible for inclusion in the S/NR.

Urban Design and Visual Resources. The components of architectural design and visual resources include streets, buildings, visual resources, open spaces, and natural resources. Typically, a preliminary assessment of architectural design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed “as-of-right” or in the future without the proposed project.

Building 29 is located on the IBR campus within the former Willowbrook State School grounds and has been vacant for over 20 years. The one-story building, originally constructed between 1930 and 1941 as part of the Willowbrook campus, was designed for institutional use, including sleeping, bathing, recreation and support functions. The structure includes a full basement and a small subcellar connected to a campus-wide tunnel system.

The building's exterior features a brick façade with wood windows, wood trim, and fascia, and the building has a high sloped ceramic clay tile roof with copper flashings and accents. The exterior renovations would include new roofing, minor masonry repairs of the exterior walls, new windows, new exterior doors and new louvers. The interior renovations would include the reconfiguration of the current space, and the historic interior finishes that remain, including window trim, door trim and window shutters, would be salvaged and incorporated in the renovated building. Surface parking and landscaped areas would be developed adjacent to the building. The IBR campus retains the historic institutional character of the former Willowbrook State School, characterized by low- to mid-rise buildings, internal circulation networks, and landscaped areas. The Proposed Project would renovate and reactivate Building 29 without altering its footprint, height, or massing. As described under *Zoning*, above, no zoning changes are necessary to facilitate the Proposed Project, therefore no further analysis of architectural design and visual resources is required. All replacement windows and doors would match the historic design of the building. No significant adverse impacts to urban design or visual resources are expected.

Neighborhood Character. Neighborhood character is considered to be a combination of the various elements that define a neighborhood's distinct "personality," including land use, socioeconomic conditions, open space, historic and cultural resources, architectural design, visual resources, transportation, and/or noise. An assessment of neighborhood character is generally necessary when a proposed project has the potential to result in significant adverse impacts in any of the elements listed above, or when the project may have moderate effects on several of the elements that define a neighborhood's character.

Based on the information in this report, the Proposed Project would not result in any adverse impacts to the neighborhood's land uses, socioeconomic conditions, open space, historic and cultural resources, architectural design, visual resources, transportation, or noise. Therefore, the Proposed Project would not result in any significant adverse neighborhood character impacts, and no further analysis is warranted.

Natural Resources. The Project Site is developed with institutional buildings interspersed with landscaped areas and grassy lawns, pedestrian walkways, campus roadways and wooded areas consisting of trees or shrubs. While the proposed renovation of Building 29 would be limited to developed areas on the Project Site, construction of the proposed surface parking lot would require minimal clearing of trees and shrubs in the wooded area.

According to the New York State Department of Environmental Conservation's ("NYSDEC") Environmental Resource Mapper ("ERM"), the Project Site is not located within or adjacent to impaired water bodies, regulated floodways, 100-year or 500-year floodplains, or sole-source aquifers. There are no streams, ponds or wetlands on or adjacent to the Project Site. The Project Site is also not within an agricultural district, National Natural Landmark, or Critical Environmental Area.

No rare plants or animals have been identified on the Project Site. However, the broader area includes the potential presence of endangered or threatened species, specifically Log Fern (*Dryopteris celsa*) and American Strawberry Bush (*Euonymus americanus*). The Log Fern has been documented in rich woods, thickly wooded swamp, and rich hardwood forests, however the populations and their specific habitats have not been well described.¹ In New York, American Strawberry Bush plants can be found in wet areas of successional southern hardwoods, small old growth red maple/tupelo swamps along streams, red maple swamps, and in wet areas of mixed deciduous beech and sweetgum forest, rich woods and ravines, and moist woods.²

A portion of the Project Site is also within the mapped extent of an Oak–Tulip Tree Forest natural community, which occurs across a large portion (approximately 1,300 acres) of the surrounding area (see attached). NYSDEC ERM records indicate that this natural community may occur in the Staten Island Greenbelt. The Project Site is located within this Special Natural Area District.

The NYSDEC's Division of Fish and Wildlife, New York Heritage Program ("NYHP") was contacted for information concerning these species in the vicinity of the Project Site. Development of the proposed surface parking area along 3rd Avenue would require the clearing

¹ NYNHP, [Species Status Assessment](#), Log Fern, 2025-03-06.

² [American Strawberry Bush Guide - New York Natural Heritage Program](#)

of approximately 3,775 gsf of wooded area. Consultation with NYSDEC is ongoing, and any recommendations provided by NYSDEC would be incorporated into the project, as appropriate. Based on the limited extent of disturbance and the abundance of similar habitat in the surrounding area, significant adverse impacts to natural communities or threatened and endangered species are not anticipated.

Hazardous Materials. Hazardous materials are substances that pose a threat to human health or the environment. The potential for significant impacts from hazardous materials can occur when hazardous materials exist on a site and an action would increase pathways to their exposure to humans and the environment, or an action would introduce new activities or processes using hazardous materials.

According to the NYSDEC's DECinfo Locator (<https://gisservices.dec.ny.gov/gis/dil/>), the Project Site contains no environmental remediation sites or parcels, hazardous waste treatment and disposal facilities, active landfills, transfer facilities, or inactive solid waste landfills. However, there is a Chemical Bulk Storage ("CBS") Facility located approximately 337.6 feet ("ft") from the site to the northwest, and a Petroleum Bulk Storage ("PBS") Facility located approximately 884.8 ft from the site to the northeast.

All tanks that were present at the CBS Facility have been removed, meaning that all tanks have been permanently taken out of service and undergone a legally mandated, permanent shutdown in compliance with NYSDEC Chemical Bulk Storage Regulations³. There have been no spills recorded in the last 12 months.

The PBS Facility is IBR's Building 1 and is an active facility. An active PBS means that a property in New York State stores petroleum in combined tanks exceeding 1,100 gallons or has underground tanks holding 110 gallons or more.⁴ There is a total of 10 tanks present at the facility. Six of the tanks are underground and 4 of the tanks are above ground. All tank systems storing petroleum are registered with NYSDEC and managed in compliance with applicable regulations for the storage of petroleum.⁵ There have been no spills reported in the last 12 months.

A pre-renovation survey of Building 29 was performed on December 2, 2025. The survey included the collection of 43 bulk samples of suspect asbestos-containing materials ("ACM"). A material is considered to be ACM if it contains greater than 1 percent of asbestos. Based on the site observations and laboratory analysis, the following building materials were identified to be ACM and would be disturbed by the proposed work: gray fiberglass pipe joint insulation jacket, gray mudded pipe insulation, gray exterior window frame caulk and gray exterior window glazing compound. The survey also tested for lead paint, polychlorinated biphenyls ("PCBs"), universal waste and miscellaneous hazardous materials and mold. It is believed that all suspect ACM, lead paint, PCBs, universal waste/miscellaneous hazardous materials and visible mold within the project area have been identified. However, if additional suspect materials are identified during the project that have not been sampled, it would be recommended to sample each material collected and analyze for asbestos and PCB content.

³ 6 NYCRR 598-3.6

⁴ [Bulk Storage - NYSDEC](#)

⁵ [Bulk Storage - NYSDEC](#)

All identified or assumed ACM in Building 29 would be removed and disposed of in accordance with all applicable federal and New York State regulations and project specifications. Required notifications, containment measures, air monitoring, clearance testing, and decontamination procedures would be implemented by certified personnel. Regulated work areas would be restricted to authorized workers using appropriate personal protective equipment (“PPE”). ACM waste would be properly packaged, transported, and disposed of at approved facilities, with disposal documentation maintained as part of project closeout. These measures would minimize potential exposure and ensure no significant adverse environmental impacts during abatement activities.

Overall, any hazardous materials generated from the construction of the Proposed Project would be remediated in accordance with all applicable regulatory and DASNY requirements and disposed of appropriately. With the implementation of these measures, no significant adverse impacts related to hazardous materials would result from construction activities on the Project Site.

Water and Sewer Infrastructure. Infrastructure includes water supply, wastewater collection, storm water management, steam supply (heating), and electrical power systems. According to the *CEQR Technical Manual*, only projects that increase density or change drainage conditions on a large site require a water and sewer infrastructure assessment.

The Proposed Project would generate a demand for water of approximately 2,687 gallons per day. The existing water supply would be able to handle the proposed increase in demand for water. The Port Richmond Wastewater Resource Recovery Facility has sufficient capacity to handle the increase in wastewater, approximately 2,687 gallons per day, and no expansion of the existing wastewater district is anticipated.

The Proposed Project would be designed to minimize disturbance to the natural surrounding wooded areas and preserve vegetation to the greatest extent possible. Site stormwater infrastructure would be incorporated to capture, treat and infiltrate runoff into the ground and/or manage stormwater runoff. In addition, the Proposed Project would maintain existing drainage patterns as much as practical, control the rate of runoff, and mitigate potential impacts of water quality and erosion generated during and after construction.

Solid Waste. Typically, a solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with applicable management plans or policies.

The Proposed Project would increase the generation of solid waste, as Building 29 has been vacant for over 20 years. During construction, it is expected that approximately 46 tons of solid waste would be generated per day over a 5-week period. The reuse of materials either on-site or through off-site recycling would occur, to the extent possible, to minimize the disposal of solid waste. There would be dumpsters available for use during construction, and copies of all waste manifest and landfill receipts would be available at the completion of construction. Solid waste would be hauled off-site to either a landfill or a recycling facility. During operations, the facility would comply with New York City’s source separation laws, and recyclable materials (i.e., paper,

plastic, glass, etc.) would be separated from the waste stream to the extent feasible. Solid waste would be collected by a licensed contractor and transported for disposal.

The additional amount of solid waste that would be generated by the Proposed Project would not represent a substantial increase; therefore, no significant adverse impacts to solid waste are expected.

Transportation. The Proposed Project would involve the renovation and adaptive reuse of Building 29, an approximately 20,761-gsf vacant building located on the southwest corner of the IBR campus (former Willowbrook) in Staten Island, adjacent to the College of Staten Island. Building 29 would be repurposed as a community facility containing exhibit, event, conference, and training space. Operations would generally occur between 9:00 AM and 9:00 PM, seven days per week, on a scheduled event basis.

As part of the campus redevelopment associated with the reuse of Building 29, approximately 90 accessory parking spaces would be constructed, including approximately 26 spaces along 3rd Avenue and approximately 64 spaces along Loop Road. The proposed parking would include 12 accessible spaces and ADA-compliant drop-off areas, as well as 4 EV charging spaces.

Pursuant to the *CEQR Technical Manual* transportation screening criteria, the Proposed Project would exceed the preliminary screening threshold for community facility uses in Staten Island based on floor area.⁶ However, the Proposed Project would operate on a scheduled, event-based basis rather than as a continuously occupied facility. Except during scheduled events or training activities, staffing levels are expected to be minimal, and routine weekday commuter traffic associated with the facility would be limited.

Traffic. Typical operations are expected to involve substantially lower attendance levels than the maximum occupancy of the building. The exhibit component would generally generate dispersed visitor activity throughout the day, while conference and training activities would occur intermittently on a scheduled basis with staggered arrival and departure patterns. Based on preliminary programming information, exhibits and special events are expected to attract approximately 100 to 150 attendees. Assuming an average vehicle occupancy of approximately 2.2 persons per vehicle, typical event conditions would generate approximately 45 to 70 vehicles over the course of an event period. Because exhibit visitation and training activities would occur on a scheduled basis with generally dispersed arrival and departure patterns, only a portion of these trips would be expected to occur during a single peak hour. As a result, peak-hour vehicle trip generation is expected to be substantially lower than total event-based trip estimates and is not anticipated to exceed *CEQR* screening thresholds requiring detailed traffic analysis.

Conference and training activities would occur periodically rather than continuously throughout the week and would not generate recurring commuter-type peak-hour traffic patterns. For example, workshop programming may include occasional half-day sessions occurring approximately once per month. While the facility may periodically host events with attendance levels greater than typical daily operations, such events would be intermittent, scheduled in advance, and would not represent recurring daily peak transportation conditions. For infrequent

⁶ The Project Site is located in Staten Island (Zone 5) per the *CEQR Technical Manual* (Chapter 16, Page 3). The minimum development density threshold requiring a transportation screening assessment for a community facility in Zone 5 is 15,000 gsf.

larger events, operational measures, as needed, may include staggered arrival and departure times, on-site parking management, directional signage, and coordination with the College of Staten Island for campus parking, as needed. Based on the operational characteristics of the Proposed Project, the Proposed Project is not expected to result in significant adverse traffic impacts, and a detailed traffic analysis is not warranted.

Parking. The Proposed Project would include the development of on-site surface parking to support Building 29. Approximately 27,353 gsf of surface parking would be constructed providing approximately 90 accessory parking spaces. The proposed parking supply is expected to accommodate typical operational demand associated with the event-based facility use. The parking layout would include 12 accessible parking spaces and ADA-compliant drop-off areas, as well as 4 EV charging spaces. Due to the availability of on-site parking within the campus setting, the Proposed Project is not expected to result in significant adverse off-site parking impacts.

Transit and Pedestrians. The project site is located within approximately one-quarter mile of existing local bus service. The Forest Hill Road/Steers Street bus stop serves the Metropolitan Transportation Authority S61 and S91 buses which provide service from/to the Staten Island Ferry. The Project Site is also served by regional transportation infrastructure, including access to the Staten Island Railway via New Dorp Station, a 10-minute car ride away. However, due to the campus setting and availability of on-site parking, most visitors are anticipated to access the site by automobile. The Proposed Project is not expected to generate 200 or more peak-hour transit trips, and therefore a detailed transit analysis is not warranted.

The Proposed Project would include improvements to existing on-site pedestrian infrastructure, including sidewalks and pedestrian circulation areas associated with the proposed parking and site circulation improvements. Pedestrian activity associated with the site would occur intermittently within an existing campus environment and is not expected to result in substantial pedestrian concentrations requiring off-site sidewalk or intersection modifications. Accordingly, the Proposed Project is not expected to result in significant adverse pedestrian or vehicular safety impacts.

Based on the above, the Proposed Project is not expected to result in significant adverse transportation impacts related to traffic, parking, transit, and pedestrian conditions. Accordingly, a detailed transportation analysis is not warranted.

Energy. According to the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the New York City Energy Conservation Code, which reflects state and city energy policy. Therefore, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy.

The Proposed Project would be served by existing electric service. Electrical power use would be limited to interior and exterior lighting, emergency lighting, fire alarms, elevators, security systems, and electrical outlets throughout the building. The Proposed Project would not significantly affect the transmission or generation of energy and therefore a detailed assessment is not warranted. No significant adverse impacts to the consumption or supply of energy are expected.

Air Quality. Ambient air quality is affected by numerous sources and activities that release pollutants into the atmosphere, including mobile and stationary sources of air emissions. Mobile sources of air emissions include background traffic and traffic resulting from the Proposed Project. The Proposed Project would not trip the *CEQR Technical Manual* threshold for a mobile source air quality analysis (170 or more project-generated peak hour auto trips) therefore no further analysis is required.

Stationary sources of air emissions would include operational equipment associated with the proposed renovation of Building 29, such as the building's proposed heating, ventilation, and air conditioning ("HVAC") systems, back-up generator, a dedicated outside air system ("DOAS"), and variable refrigerant flow ("VRF") heating and cooling. These systems would be designed and operated in accordance with applicable regulatory requirements and industry standards. No significant adverse impacts to air quality are expected as a result of the Proposed Project.

Greenhouse Gas Emissions. According to the *CEQR Technical Manual*, Greenhouse Gas ("GHG") Emissions assessments are appropriate for projects with the greatest potential to produce GHG emissions that may result in inconsistencies with the GHG reduction goal to a degree considered significant and, correspondingly, have the greatest potential to reduce those emissions through the adoption of project measures and conditions.

The Proposed Project would consist of the renovation of Building 29 and the construction of a new surface parking lot. Electricity consumption associated with the Proposed Project would result in GHG emissions. However, these emissions would not be considered significant. The Proposed Project would not introduce new power generation and would not change New York City's waste management system or affect regulations. Therefore, the Proposed Project would not result in any significant GHG emissions, and no further analysis is warranted.

Noise Quality. The Project Site is located within the IBR campus on Staten Island, where existing noise levels are typical of a suburban institutional environment, influenced by low-volume traffic and routine campus operations. The Proposed Project would consist of the renovation of Building 29 and introduce some additional vehicular traffic associated with building occupancy. However, these increases are not expected to be substantial and would not result in noticeable changes to overall traffic-related noise levels within the campus.

Operational noise, including from mechanical equipment, would be consistent with similar campus facilities. Temporary construction noise would occur but would be controlled in accordance with the New York City Noise Control Code. Overall, no significant adverse noise impacts are expected.

Public Health. Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Typically, a detailed public health analysis is warranted for projects with identified unmitigated adverse impacts in air quality, water quality, hazardous materials, or noise. No significant adverse impacts to air quality, water quality, hazardous materials, or noise were identified as a result of the Proposed Project.

Construction. As is typical of any construction project, there would be temporary disruption to the surrounding areas during the construction of the Proposed Project. Construction activities at the Project Site would be limited to the hours of 7:00 AM to 5:00 PM, five days a week on

weekdays. Occasionally, the workday may be extended beyond normal work hours, or construction activities may occur on weekends in order to complete certain critical tasks, although this is not expected to be frequent. If work is to be performed outside of the typical construction hours, that work schedule would be created in coordination with OPWDD and IBR.

Impacts. Construction activities may sometimes result in temporary disruptions to the surrounding area, including occasional noise and dust. Construction duration, which is a critical measure to determine a project's potential for adverse effects during construction, is categorized as short-term (less than two years) and long-term (two or more years). Overall, construction of the Proposed Project is expected to last approximately one year.

Transportation. Construction activities would result in a short-term increase in vehicles traveling to and from the Project Site due to construction workers and construction vehicles/equipment entering and leaving the site. To the extent possible, construction trucks would travel along Forest Hill Road to D Street to access and egress the Project Site. It is anticipated that the majority of construction worker trips would occur during off-peak travel times and therefore would not affect existing traffic peak hours (7:30 AM to 8:30 AM and 4:30 PM to 5:30 PM). Truck movements, including removal of construction debris, would be distributed throughout the workday. The Proposed Project would not result in significant adverse traffic impacts due to construction activities.

Noise. Noise and vibration from vehicles and trucks traveling to and from the Project Site may affect community noise levels. The level of impact of these noise sources depends on the noise characteristics of the equipment and activities involved, the work schedule, and the location of potentially sensitive noise receptors. Noise associated with construction activities would be subject to compliance with U.S. Environmental Protection Agency noise emission standards for construction equipment. These federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards that, except under exceptional circumstances, would be limited to weekdays between the hours of 7:00 AM and 5:00 PM, and that construction materials be handled and transported in such a manner as not to create unnecessary noise. In addition, whenever possible, appropriate low noise emission level equipment and operational procedures can be utilized to minimize construction noise and its effect on adjacent uses. The Proposed Project would not result in significant adverse noise impacts due to construction activities.

Air Quality. Construction would be conducted with care and all appropriate fugitive dust control measures required by law, including watering of exposed areas and dust covers for trucks would be employed. Dust free barrier partitions would be provided to prevent debris from entering non-work areas. Given the limited construction period and isolated nature of the site, the mobile source emissions generated by the Proposed Project would not be significant.

Conclusion. During construction of the proposed parking areas, the Proposed Project would be required to comply with an erosion and sedimentation control plan. Asphalt and topsoil removed during excavation would be temporarily stored on-site during construction and would be repurposed on-site, to the extent practicable, when construction of the surface parking lots are completed. No significant adverse construction-period impacts are anticipated.

Effects on Disadvantaged Communities. According to the *CEQR Technical Manual*, disadvantaged communities (“DACs”) are defined as “communities that bear burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or compromise high-concentrations of low-and moderate-income households.”⁷ Per the Disadvantaged Community Assessment Tool (“DACAT”), the Proposed Project Site is not a DAC, nor is it adjacent to a DAC. There would be no significant adverse impacts to DACs as a result of the Proposed Project.

⁷ New York State Climate Leadership and Community Protection Act, 2019.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Heritage Program

625 Broadway, Fifth Floor, Albany, NY 12233-4757

Phone: (518) 402-8935 | Fax: (518) 402-8925

www.dec.ny.gov

06/02/2026

The attached report from the Environmental Resource Mapper includes information from the New York Natural Heritage Program database with respect to the location indicated on the map below. This letter, together with the attached report from the Environmental Resource Mapper, is equivalent to, and carries the same validity, as a letter from the New York Natural Heritage Program, including for projects where a Natural Heritage letter is required.

If your location of interest does not fall within an area covered by the Rare Plants and Rare Animals layer or in the Significant Natural Communities layer, then New York Natural Heritage has no records to report in the vicinity of your project site. Submitting a project screening request to NY Natural Heritage is not necessary.

If the attached report lists that your location of interest is in the vicinity of state-listed animals, including state-listed bats, please consult the [EAF Mapper](#) to obtain a list of the species involved. (You do not have to be filling out an Environmental Assessment Form in order to use the EAF Mapper). Then consult the appropriate [NYSDEC Regional Office](#) for information on any project requirements or permit conditions.

If the attached report lists unlisted animals, rare plants, or significant natural communities, and if you would like more information on these, please submit a project screening request to [New York Natural Heritage](#). For more information, please see the DEC webpage [Request Natural Heritage Information for Project Screening](#).

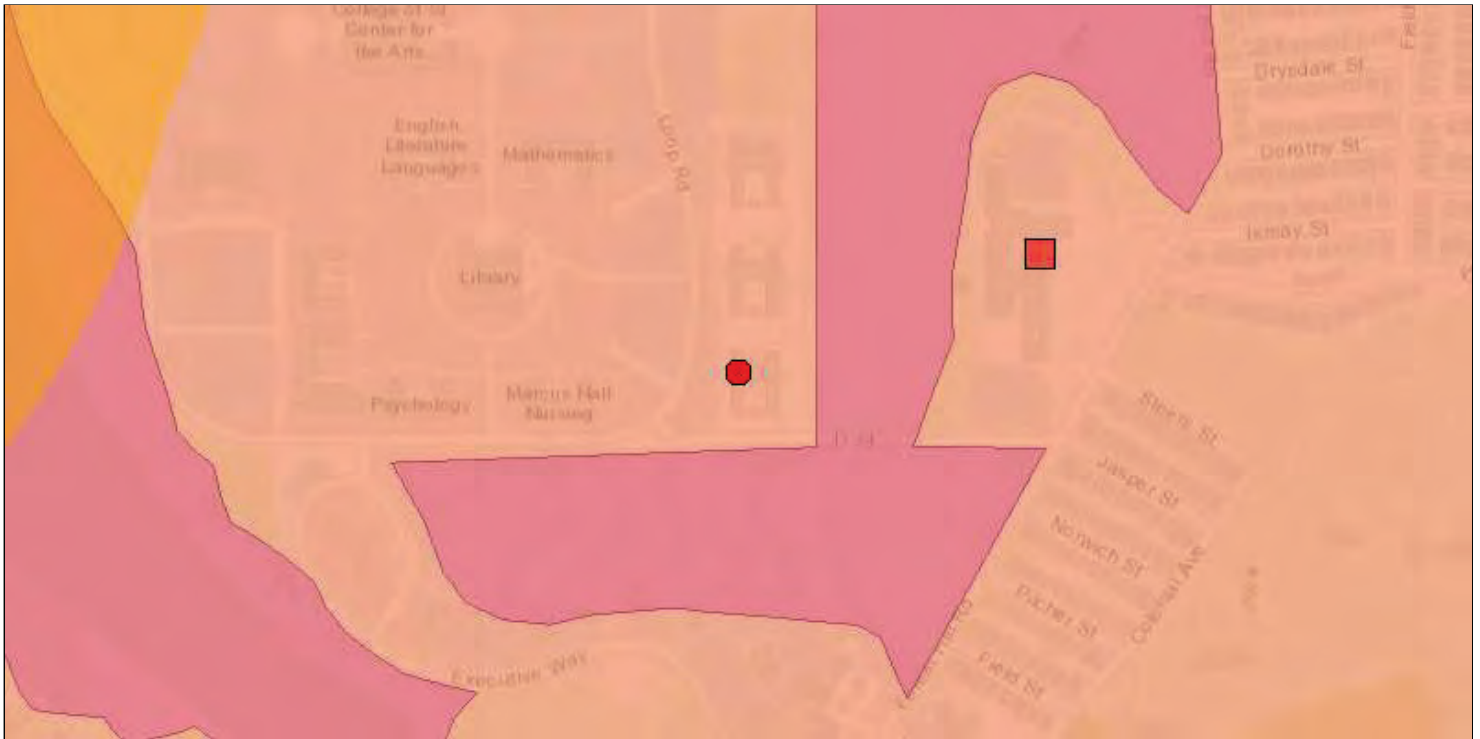
The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, NYNHP files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. NYNHP cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources from a proposed project.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the NYNHP database.

New York Natural Heritage Program

<https://www.nynhp.org/>.

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18

Easting: 572291.4940566337

Northing: 4494333.62081159

Longitude/Latitude

Longitude: -74.1456195498597

Latitude: 40.596657408581656

The approximate address of the point you clicked on is:

Loop Rd, Staten Island, New York, 10314

County: Richmond

City: New York

USGS Quad: ARTHUR KILL

Natural Communities in the Vicinity

Natural Community Name: Oak-tulip tree forest

Location: Staten Island Greenbelt

Significance: High Quality Occurrence of Rare Community Type

Rare Plants and Rare Animals

This location is in the vicinity of Plants Listed as Endangered, Threatened, or Rare by NYS

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Print Preview



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

KATHY HOCHUL
Governor
KATHY MOSER
Acting Commissioner

June 3, 2026

Emma Lanahan
The Dormitory Authority of the State of New York
28 Liberty Street
Floor 55
New York, NY 10005

Re: DASNY
Institute for Basic Research, Renovations and Decommissioning
2800X Victory Blvd, Staten Island, NY 10314
25PR11581

Dear Emma Lanahan:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation 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.

We have reviewed the 60% design drawings dated May 2026. Based upon that review, it is the OPRHP's opinion that the proposed renovation of Building 29, as described, will continue to have No Adverse Impact on historic and archaeological resources, provided the following condition is met:

1. Our office does not recommend the use of open cell spray foam insulation. Alternative insulation materials, such as wool, cellulose, and wood fiber are reversible, breathable, and less prone to potential moisture problems.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Sara McIvor
Historic Site Restoration Coordinator
518-268-2127 | sara.mcivor@parks.ny.gov



SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: September 23, 2026 **Project Number:** 387520

Project Applicant: New York State Office for People with Developmental Disabilities ("NYS OPWDD")

Project Name: Building 29 Renovation Project

Program: DASNY's DMH Minor Capital Program

Project Location: 1050 Forest Hill Road, Borough of Staten Island, Richmond County, New York

Completed by: Emma C. Lanahan, Senior Environmental Affairs Specialist, Office of Environmental Affairs

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 permitting and construction of the Proposed Project, as noted below. Funding for the Proposed Project would be provided through NYS OPWDD.

The Proposed Project would consist of the renovation of Building 29, an existing 1-story, approximately 20,761-gross-square-foot ("gsf") building with a full basement located on IBR's Staten Island campus. The first floor would be fully renovated and would be modified for a new layout, and the basement would be cleared for use primarily as storage space with a combination of masonry and/or security mesh partitions. Approximately half of the building (east side facing 3rd Avenue) would be configured as a Learning and Education Center, featuring exhibit and gallery space. The other half of the building (west side facing Loop Road and the College of Staten Island) would be configured as a Conference and Training Center. The exterior renovations would include the replacement of the roof, damaged sheathing, windows and exterior doors, minor masonry repairs of the exterior walls, and the installation of new insulation throughout the building. The Proposed Project would also include the construction of a new exterior retaining wall, courtyard pavilion, accessible remaps, stairs and drop-off areas. In addition, new surface parking lots totaling approximately 27,353 gsf would be constructed to accommodate approximately 90 parking spaces.

The Proposed Project is intended to replace the existing conference and training space in IBR's Building 1, located east of the Project Site, on IBR's main campus. Construction of the Proposed Project is expected to commence in October 2026 with an estimated completion date of October 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

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

The Proposed Project would consist of the renovation of an existing building on IBR's Staten Island campus and would utilize existing infrastructure. Therefore, the Proposed Project would be consistent with this criterion.

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
- ☐ 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)
 - ☐ 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

The Proposed Project would be located in the Borough of Staten Island, which is a part of New York City. The Project Site would be located in an area that is accessible by public transit.

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.

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

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

The Proposed Project would have no adverse impact on historical or cultural resources in or eligible for inclusion in the S/NR. Furthermore, no significant adverse impacts to agricultural lands, forests, surface and groundwater, air quality, recreation and open space, or scenic areas are anticipated as a result of the Proposed Project. Therefore, the Proposed Project would be consistent with this criterion.

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

The Proposed Project would include the renovation and repurposing of a community facility/gathering space that would be open to the public, and, as a result, encourage engagement from all income and age groups. Therefore, the Proposed Project would be consistent with this criterion.

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

The Proposed Project would include the renovation of an existing building and the construction of a new surface parking lot. Therefore, this criterion is not related to the Proposed Project.

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 for the Proposed Project. Therefore, the Proposed Project would be consistent with this criterion.

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

OPWDD regularly conducts community-based planning sessions, listening tours and public meetings to shape its strategic visions and service offerings. Therefore, the Proposed Project would be consistent with this criterion.

11. Is the project consistent with local building and land use codes?
 Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

The Proposed Project would meet all appropriate codes. Therefore, it would be consistent with this criterion.

12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations? 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.



The Proposed Project would strengthen existing communities by renovating and repurposing a long-vacant community facility into a Learning and Education Center. The Proposed Project would not create new greenhouse gas emissions that would compromise the needs of future generations as the building will be all electric. Therefore, the Proposed Project would be consistent with this criterion.

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

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

As noted above, DASNY conducted a coordinated SEQR review. Therefore, the Proposed Project would be consistent with this criterion.

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

OPWDD has an on-going governance structure to support the development and implementation of capital projects. Therefore, the Proposed Project would be consistent with this criterion.

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 Proposed Project is not in a flood zone. Therefore, this criterion is not relevant to the Proposed Project.

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.



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.

Matthew A. Stanley

September 23, 2026

Signature/Date

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

Print Name and Title