

**DASNY**  
**(Dormitory Authority State of New York)**  
**STATE ENVIRONMENTAL QUALITY REVIEW**  
**NEGATIVE DECLARATION**  
**Notice of Determination of Nonsignificance**

**Date:** April 20, 2018

**Lead Agency:** DASNY  
(Dormitory Authority State of New York)  
515 Broadway  
Albany, New York 12207-2964

**Applicant:** New York State Office of Mental Health  
Rockland Psychiatric Center's  
*Construction of the New Work Control Building Project*  
140 Old Orangeburg Road  
Town of Orangetown, New York 10962  
(Rockland County)

This notice 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.

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

**Title of Action:** Rockland Psychiatric Center's  
*Construction of the New Work Control Building*

**SEQR Status:** Unlisted Action – 6 *N.Y.C.R.R.* 617.2(ak)

**Review Type:** Coordinated Review

## Description of Proposed Action and Proposed Project

DASNY (“Dormitory Authority State of New York”) has received a funding request from the New York State Office of Mental Health (“OMH”) for the proposed *Construction of the New Work Control Building* at its Rockland Psychiatric Center (“RPC”) campus. For purposes of the *State Environmental Quality Review Act* (“*SEQRA*”), the Proposed Action would involve DASNY’s undertaking, approving the construction of the proposed facility, and permitting. The Proposed Project would be constructed on a vacant, approximately 1.1-acre development parcel within the approximately 210-acre RPC campus. The RPC campus is located at 140 Old Orangeburg Road, Town of Orangetown, Rockland County, New York.

The Proposed Project would consist of the construction of an approximately 13,737-gross-square-foot (“gsf”), one-story building to be utilized as the new Work Control Building. The building would be divided into roughly two areas — front of house office/administrative staff and the workshop spaces. The design includes a total of 14 private offices, print room, training room, reception, kitchenette, break room and locker/shower rooms. The shop spaces would include a general carpentry/tin shop, plumbing, electrical and paint, all with dedicated storage areas. A mezzanine would also be included in the design as part of the Shop Area for long-term file storage and a closed area that would serve as the mechanical equipment space.

RPC is focused on the consolidation of the campus, including relocating utility and facility support services close to the mid-rise complex. The current Work Control Office and shops are located within Building 56 on the west side of the campus. To facilitate the consolidation, these services would be relocated to the proposed building.

## Location of Proposed Project

RPC comprises approximately 200 acres on the eastern side of Lake Tappan in the Town of Orangetown in Rockland County, New York, and is contained within an area generally bounded by Convent Road to the north, Orangeburg Road (Veterans Memorial Drive) to the south, Palisades Interstate Parkway and utility rights of way to the east, and Tappan Lake Blue Hill Road to the west. The Proposed Project site is approximately 1.1 acre in size and is situated on RPC’s internal roadway system along Rockland Psychiatric Center Road (also known as Mid Rise Circle), just west of Bridge Street.

## Description of the Institution

OMH promotes the mental health and well-being of all New Yorkers. Its mission is to facilitate recovery for young to older adults receiving treatment for serious mental illness and to support children and families in their social and emotional development. NYSOMH strives for early identification and treatment of serious emotional disturbances, and to improve the capacity of communities across New York to achieve these goals.

The OMH’s RPC serves the counties of Rockland, Westchester, Orange, Sullivan, Putnam, Dutchess, and Ulster counties, providing treatment, rehabilitation, and support to adults

eighteen and older with serious mental illness. RPC has services at multiple levels of care, including hospital-based care, ambulatory clinic care, Assertive Community Treatment (“ACT”) teams, clubhouses, transitional and other residences, and family care residences. RPC's hospital-based services include focused treatment units for deaf adults, geriatrics, co-occurring substance disorders, and research. Additionally, the RPC campus is also the location of the NYSOMH's Nathan Kline Institute for Psychiatric Research, one of our nation's premier centers of excellence in mental health research.

RPC has thirteen outpatient clinics in the seven counties of our catchment area, two ACT teams, a Mobile Mental Health Team in Sullivan County, and operates eleven residential programs in four counties. RPC is a member of the Hudson Valley Cares Coalition and Community Health Care Cooperative.<sup>1</sup>

### Reasons Supporting This Determination

**Overview.** DASNY conducted this environmental review in compliance with 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. DASNY, as a New York State public benefit corporation funding the Proposed Project, is also required to conduct a review in conformance with the *New York State Historic Preservation Act of 1980* (“*SHPA*”) and Part 428 of the implementing regulations of the *Parks, Recreation and Historic Preservation Law* (“*PRHPL*”), which governs state agency activities affecting historic or cultural properties, as well as with the requirements of the Memorandum of Understanding (dated March 18, 1998) between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“*OPRHP*”).

Representatives of DASNY reviewed the *Short Environmental Assessment Form-Part I* (“*SEAF-Part I*”), dated March 31, 2017 (attached), completed by OMH for the Proposed Project. The *Distribution List of Involved Agencies and Interested Parties* whom have been coordinated with is also included at the end of this determination. The *SEAF-Part I* analyzes potential environmental impacts associated with the proposed acquisitions and renovation at the respective properties.

The Proposed Project constitutes an Unlisted action pursuant to 6 *N.Y.C.R.R.* 617. 2(ak) of the *SEQR* implementing regulations pertaining to Article 8 of the *ECL*. On April 5, 2017, DASNY circulated a lead agency request letter, including the *SEAF-Part I* and additional supplemental information to the involved agencies and interested parties. There being no objections, DASNY assumed *SEQR* lead agency status.

DASNY, as lead agency, conducted a coordinated *SEQR* process for the Proposed Project. DASNY representatives discussed the Proposed Project's environmental effects with

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<sup>1</sup> <https://www.omh.ny.gov/omhweb/facilities/rppc/>

representatives of OMH. **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 will not have a significant adverse effect on the environment.**

***General Findings.*** As previously noted, the long-term master plan for the Rockland Psychiatric Center is focused on the consolidation of the campus, including relocating utility and facility support services close to the midrise complex. The current work control offices and shops are located in Building 56 on the west side of the campus. In order to facilitate the consolidation, these services would be relocated to the proposed free standing single-story work control building south of the mid-rise complex. The location of the new building is intended to reduce transportation requirements for the facility staff and would ultimately vacate the aged inefficient buildings on the lower west side of the campus.

The site for the new 13,737-gsf, one-story building was selected for its proximity to the mid-rise buildings, the children's facility, and new power plant as well as the intent to minimize utility relocation. The building would be divided into roughly two areas: front of house office/administrative staff, and the workshop spaces. The design includes a total of 14 private offices, print room, training room, reception, kitchenette, break room and locker/shower rooms. The shop spaces include a general carpentry/tin shop, plumbing, electrical and paint, all with dedicated storage areas. A mezzanine would also be included in the design as part of the Shop Area for long-term file storage and a closed area that would serve as the mechanical equipment space.

While the program of the building would be utilitarian in nature, it would be located on a prominent site, visible on approach to the campus as well as from above in the mid-rise complex. The exterior elevations would be developed with a palette of materials and colors which complement the existing architecture of the campus. Volumes would be intentionally articulated with different materials to express the function of the interior spaces. Both clerestory and operable windows would be utilized for daylighting and natural ventilation, respectively, with the intention of improving the interior environment, while reducing the need for energy consumption.

***Land Use and Zoning.*** The Town of Orangetown Zoning Map (adopted September 27, 2011) defines the entire Proposed Project site as R-80 Rural Residence District (one home per 80,000 square feet), which permits single-family detached residences. The R-80 zoning district is designed to preserve the rural and low-density character of the area. It allows both for the current use and future use (institutional), as a special permit from the Zoning Board of Appeals. The bulk regulations for this use permit a maximum floor area ratio ("FAR") of 0.30. The minimum parking spaces for this use would be one parking space per bed plus one parking space per 250 square feet of outpatient area.

The remainder of the study area surrounding the campus is zoned for recreational use: RPC-R (Rockland Psychiatric Center Recreation) is mapped within the study area to the northeast of the campus, and to the southwest, including Gaelic Athletic Fields.

The study area is bordered by residential zoning. R-80 residential zoning is also mapped west of the study area, on the west side of Lake Tappan, and RG (“General Residence”) residential zoning is located east of the study area, along Palisades Interstate Parkway. R-22 “medium-density” residential zoning is mapped to the southeast and northwest of the study area. In addition, a small area of CS (Community Shopping) commercial zoning applies to the commercial uses at the intersection of Van Wyck Road and Convent Road, just north of the study area.

The Proposed Project would not require any zoning changes for areas within or outside of the RPC campus. Current zoning regulations would remain in effect on the Project Site and in the study area in the future without the Proposed Project. Based on the foregoing, the Proposed Project would not have a significant adverse impact on the zoning in this portion of the Town of Orangeburg.

Land uses surrounding the RPC campus generally consist of single-family homes, small commercial uses, open space and recreational lands. North, south, and east of the RPC campus, the land use is primarily single-family residential. Some of the surrounding nonresidential properties were once part of the original RPC campus, which had comprised approximately 500 acres, before approximately 348 acres were sold by the State of New York to the Town of Orangeburg in 2003. The sale included 69 buildings and structures and the 47-acre Lake Tappan reservoir, leaving about 152 acres to RPC. Many of the buildings on former RPC (now town-owned) property are unoccupied and reserved for possible, undetermined future reuse. A series of these former RPC campus buildings, most unoccupied, extends north from Oak Street, north of Building 11, between First Avenue and Third Avenue.

At approximately 152 acres, RPC is a large institutional presence in the area. The campus contains series of low-rise buildings dating from the 1930s and some higher rise building elements of later construction. RPC contains approximately 24 buildings, including vacant buildings. Active institutional uses include the Rockland Psychiatric Center (adult inpatient services), the Rockland Children’s Psychiatric Center, the Nathan Kline Institute (an NYSOMH research facility), and support facilities such as the existing heating/cooling plant and maintenance facilities. The pattern of land uses within the campus would be unaltered; significant adverse impacts to land use would not occur from the Proposed Project and no further analysis is warranted.

***New York State Public Policy.*** The Proposed Project was reviewed by DASNY’s Smart Growth Advisory Committee to determine whether the project would be consistent with New York’s *State Smart Growth Public Infrastructure Policy Act* (“*SSGPIPA*”), Article 6 of the State *ECL*. Since the Proposed Action would include DASNY bond financing, undertaking, and permitting, a *Smart Growth Impact Statement Assessment Form* (“*SGISAF*”) for the Proposed Project was prepared pursuant to the State of New York’s *SSGPIPA* procedures and the *SGISAF* is attached to this determination. 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. The compatibility of the Proposed Project with the ten criteria of the *SSGPIPA* is detailed below.

*To advance projects for the use, maintenance or improvement of existing infrastructure.* The various elements of the Proposed Project would receive water, sewer, gas and electric utilities from the existing infrastructure currently serving the campus. Therefore, the Proposed Project would be generally supportive of this criterion.

*To advance projects located in municipal centers.* DASNY interprets the term “municipal centers” to include existing, developed institutional campuses such as universities, colleges and hospitals. The Proposed Project would be located within the boundaries of the Town of Orangetown. The RPC campus is integrated into this existing Orangetown neighborhood. As existing, developed facility within this municipal center, the Proposed Project would be supportive of this criterion.

*To advance projects in developed areas or areas designated for concentrated infill development in a municipally-approved comprehensive land use plan, local waterfront revitalization plan and/or brownfield opportunity area plan.* The Town of Orangetown Comprehensive Plan included an “Area Study” for RPC. This plan pertains to the distribution of RPC lands, which have since been disposed of (as of 2003) and which are currently owned by the Town of Orangeburg. It identifies several options for the redevelopment of the town-owned property, but does not pertain to the NYSOMH holdings at RPC, including the location of the Proposed Project. The existing Comprehensive Plan would remain in effect and would provide guidance as the town undertakes future projects. Since the RPC’s campus is an existing, developed area, the Proposed Project would be supportive of this criterion.

*To protect, preserve, and enhance the state’s resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archeological resources.* As noted below in *Historic Resources and Archeological Resources* discussion, consultation was initiated with OPRHP (OPRHP Project No. 17PR05870) regarding the Proposed Project. OPRHP as the State Historic Preservation Office (“SHPO”) in New York State, opined “...it is the opinion of the SHPO that the proposed project will have No Adverse Impact to the historic Rockland Psych Center. In Addition, there are no archaeological concerns associated with this project.”

Likewise, 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 National and/or State Registers of Historic Places. Therefore, the Proposed Project would be supportive of this criterion.

No known threatened or endangered plant or animal species inhabit the Proposed Project site. The Proposed Project sites are developed facilities within the City of Rochester. The sites have been developed for years and would continue their established uses. Based on this information, the Proposed Project would have no impact on threatened or endangered plant or animal species.

The Proposed Project would have no impact on agricultural land, forests, and would minimally impact open space. The proposed site does not lie within a designated floodplain. The project site is not within the viewshed of any State- and/or National-Registered structure. Therefore, the Proposed Project is generally supportive of this criterion.

***To 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 the integration of all income and age groups.*** The Proposed Project would foster compact development by consolidating campus functions to a central location on the RPC campus. Therefore, the Proposed Project would be supportive of this criterion.

***To provide mobility through transportation choices including improved public transportation and reduced automobile dependency.*** The Proposed Project would be developed within the Town of Orangetown which has an established public transportation system. The Proposed Project would not create a need for additional trips to and from the site. The proposed use of the facility is currently located elsewhere on the RPC campus and would simply be consolidated at this new location. RPC is located on a public transportation route, allowing consumers, visitors, and staff members the option of mass transit. Therefore, the Proposed Project would be supportive of this criterion.

***To coordinate between state and local government and intermunicipal and regional planning.*** DASNY, acting as lead agency, conducted a coordinated review of the Proposed Project in accordance with *SEQRA*. Other involved agencies and interested parties include, but are not limited to: The New York State Senate, the New York State Assembly, New York State Department of Transportation (“NYS DOT”), the New York State Department of Environmental Conservation (“NYS DEC”), the New York State Office of Parks, Recreation, and Historic Preservation (“OPRHP”), Rockland County, and the Town of Orangeburg. The *SEQR* lead agency establishment regulations set a 30-day time period for each involved agency or interested party to review the documents and provide any comments, concerns or the nature of their approval. Therefore, the Proposed Project would be supportive of this criterion.

***To participate in community-based planning and collaboration.*** The Proposed Project would be located within the RPC campus currently owned by New York State. OMH as a New York State agency is not required seek community input, but does strive to act as a responsible neighbor by abiding by town requirements where possible. Hence, the Proposed Project would be generally supportive of this criterion.

***To ensure predictability in building and land use codes.*** The Proposed Project would conform to the New York State Uniform Fire Prevention and Building Code. The Proposed Project is consistent with neighboring land use. Land use patterns would not be affected by this action. The Proposed Project would not alter the overall development pattern of this area of the Town of Orangetown. Further, the Proposed Project would not be expected to affect land use patterns broadly. Therefore, the Proposed Project would be generally supportive of this criterion.

The Proposed Project is consistent with neighboring land uses within the RPC campus and would not result in changes in land use outside the campus. Therefore, the Proposed Project would be generally supportive of this criterion.

*To promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad-based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain its implementation.* The Proposed Project would incorporate numerous environmental sustainability measures that would promote this criterion. DASNY promotes and supports sustainable design approaches and construction practices. The proposed building would also incorporate green building design standards such as those leading to certification under the United States Green Building Council (“USGBC”) with the goal of achieving a Leadership in Energy and Environmental Design® (“LEED®”) rating. The LEED® rating system aims to promote the design and construction of environmentally-responsible buildings.

As previously noted, DASNY, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with *SEORA*. Other involved agencies and interested parties include, but are not limited to, the New York State Legislature, NYSDOT, the NYSDEC, OPRHP, and the Town of Orangeburg. Hence, the Proposed Project would be generally supportive of this criterion.

***Socioeconomic Conditions.*** A detailed socioeconomic analysis is generally conducted if an action would create substantial socioeconomic changes within the area affected by the action, such as by directly displacing residential population, businesses or employees, or inducing shifts of substantial numbers of businesses or employees. The Proposed Project, however, would not entail these activities.

Although the Proposed Project would result in a new building on the RPC campus, there would be minimal changes to staffing. Likewise, support services staffing on the Project Site would centralize their current activities at the proposed building, resulting in no changes to staffing. No significant amount of jobs would be created and it is anticipated that no jobs would be lost as a result of the Proposed Project. Therefore, the review of socioeconomic conditions focuses on potential effects consumers of RPC as a highly sensitive population, or an Environmental Justice (“EJ”) community.

Based on the foregoing, no changes to socioeconomic character would occur on the RPC campus or in the surrounding area, and no significant adverse impacts to socioeconomic conditions are anticipated with the Proposed Project. Further, no significant adverse impacts are predicted with regard to other technical analyses conducted as part of this environmental review; no significant adverse impacts related to air quality, noise or vibration are anticipated, as described in the following sections, “***Air Quality***” and “***Noise***.” Moreover, it is anticipated that future conditions without the Proposed Project, like existing conditions, would include no EJ population within the study area. Therefore, no impacts to sensitive RPC consumer populations or EJ communities would result with the Proposed Project, and no further analysis is warranted.

**Community Character.** Community character is considered to be a cumulative assessment of the various elements that define a community's distinct personality. These elements include land use, design and visual resources, socioeconomics, traffic, air quality, and noise. These factors are collectively considered to determine how a proposed action may affect the character or "personality" of a neighborhood or community.

The Proposed Project would not generate an increase the number clients or employees to the RPC campus or this area of the town; nor would it moderately or substantially affect the elements that compose neighborhood character, of which RPC is a part. Furthermore, the Proposed Project would not cause any communities to be divided or altered, nor would it adversely affect the cohesion of the community. Therefore, no significant adverse impacts to neighborhood character would occur as a result of the Proposed Project.

**Community Facilities.** Community facilities are public or publicly funded facilities such as fire protection, police protection, schools, hospitals and other health care facilities, libraries, and day-care centers. A direct effect is when there is a physical alteration or displacement of a community facility. An indirect effect would occur when an increase in population would have a demand for services and potential "indirect" effects on service delivery. No impacts on public or publicly funded schools, libraries, or day-care centers are expected.

The Proposed Project and Project Site uses would not displace or otherwise alter community facilities in the surrounding area. Since the Proposed Project would occur within the established RPC campus, there would be minimal increase in the demand for police and fire protection services are anticipated. There would be little impact to community-provided services. Therefore, significant adverse impacts to community facilities would not occur as a result of the Proposed Project.

**Utility and Energy Requirements.** Orange and Rockland Utilities, a Consolidated Edison, Inc. company, supplies both gas and electric services to the RPC campus. The Proposed Project would result in a minor increase in utility delivery and energy consumption. There would be a minimal impact to the existing utility or energy distribution infrastructure of Orange and Rockland Utilities in this area of Rockland County. Hence, the Proposed Project would not have an adverse impact on energy consumption nor the utility system serving these portions of the town.

**Ecological Resources.** The location for the Proposed Project is a developed area and does not host natural resources, except for the trees along the street frontage and some lawn area that may potentially host wildlife and function as part of a broader natural ecosystem. The area surrounding the proposed site for the structure, comprises of an existing internal roadway, existing buildings, and existing treed and lawn areas.

RPC is located in the Piedmont Physiographic Province. The regional topography of this portion of Rockland County is generally rolling with low relief. The topography of the RPC campus is varied with small portions having steep slopes. Generally, the land slopes from east to

west with the highest elevations of approximately 250 feet above sea level on the easterly portion of the campus to approximately 55 feet above sea level on the westerly portion of the campus, along Lake Tappan.

No wetlands were observed on the Project Site or in the immediate area. A review of National Wetlands Inventory mapping reveals that two wetland areas (one approximately 0.17 acre and one approximately 2.34 acres) are located east of First Avenue and south of Oak Street), near the Armory Building. Other wetlands within the study area are generally located in the immediate vicinity of Lake Tappan, west of the Proposed Project site.

According to information obtained through the on-line Federal Emergency Management Agency ("FEMA") Map Services Center ([www.msc.fema.gov](http://www.msc.fema.gov) or [www.esri.com](http://www.esri.com)), RPC is not located within either the 100-year or 500-year flood zones.

RPC is located approximately 4 miles east of the nearest sole-source aquifer, the Ridgewood Sole Source Aquifer, according to the United States Environmental Protection Agency. RPC does not draw water from this aquifer.

The Project Site is located on a mostly level area, outside of mapped wetland and flood areas. The new facility would be constructed in locations equipped to manage storm water runoff. The Proposed Project would be constructed to direct rainwater to existing storm water management system, already present and serving this area of the campus. Therefore, the Proposed Project would not be expected to contribute to any significant change to drainage patterns on the site or in the vicinity.

Given the location of the Project Site and areas proposed for construction as well as previous disturbance and lack of habitat value, it is expected that construction of the Proposed Project would not result in any significant impacts to natural resources.

***Water Supply and Sewage Disposal.*** The Proposed Project represent a consolidation of existing uses throughout the campus, with no changes in activity or increases in employment that would result in increases in demand for potable water supply, or the generation of increased levels of sewerage.

United Water New York supplies water to the RPC from the Lake Tappan reservoir. There are three water mains in the central portion of the property: a 12-inch water main along Convent Road, which extends in an east-west direction; a 16-inch water main at the intersection of Old Orangeburg Road, Veterans Memorial Drive and Hunt Road; and a 16-inch water main at the intersection of Blaisdell Road and Old Orangeburg Road. These main trunk lines connect to smaller lines, linking existing buildings.

The central portion of the RPC campus is served by an underground sanitary sewer system which transports waste to the Orangetown Waste Water Treatment Plant through a state-owned pumping station. A separate storm sewer system flows to an outfall west of campus.

The Proposed Project would not result in any significant impact on domestic water or sanitary sewer service in the area. The municipality would provide water and sewer services to the site. The town water distribution system would have adequate supplies of water to furnish the anticipated amount to the Project Site. The facility would comply with all applicable regulations restricting the substances and rate of flow that can be discharged into public sewers.

Therefore, it is expected that the Proposed Project would have no significant adverse impacts on existing town water distribution and sanitary sewer infrastructure or regional infrastructure and related services, and no further analysis is warranted.

***Stormwater Runoff.*** There would be a slight increase in impervious area on the campus, since the Proposed Project would include a new building. Stormwater runoff from the Proposed Project would be directed to the existing on-site distribution and collection system which flows to an outfall west of campus.

The Proposed Project structure would not be located in either a floodway or a floodplain boundary. The Project Site is not located in a special flood hazard area (Zone A or V) as identified by the Federal Insurance Administration pursuant to the *Flood Disaster Protection Act of 1973*.

Based on the foregoing, the Proposed Project would not have a significant adverse impact upon the existing stormwater collecting or handling infrastructure on campus or within this portion of Rockland County

***Solid Waste.*** It is anticipated that the Proposed Project would not generate any additional amounts of waste since there would be no substantial increase in employees due to the proposed development. The construction activities associated with the new building would result in a slight increase in levels of generated waste, but any increase from construction would be minor and temporary in nature.

Waste removal would be contracted to a private hauler, and disposed of at an existing Rockland County facility. The estimated temporary increase in solid waste generation is minimal and adequate landfill capacity would be available. As a result, the waste stream from these facilities would not have a significant adverse impact upon the waste disposal stream or facilities overseen by the town.

***Air Quality.*** The Proposed Project would not engender any adverse mobile source or on-site stationary source air quality impacts. The construction and renovation activities at the RPC campus would result in a slight, temporary increase in pollutant emissions from the various pieces of construction equipment and automobile traffic traveling to and from the Project Site during the duration of the work.

The principal air quality impact associated with construction and renovation activities is the generation of fugitive dust. Fugitive dust emissions can be mitigated by watering affected

areas, the use of dust palliatives, and the use of dust covers for construction vehicles. The Proposed Project would not significantly impact air quality in the surrounding community.

**Noise Quality.** The Proposed Project would not generate significant noise impacts from mobile sources above those historically produced. Stationary noise sources would remain at current operation levels. With the exception of temporary noise due to construction activities, the Proposed Project is not expected to significantly affect the existing noise levels at the Project Sites. Based on this information, the Proposed Project would not have an adverse impact upon the surrounding community's existing ambient noise levels.

**Open Space and Recreational Resources.** The Project Site does not contain any designated publicly accessible open space or recreation resources. The Proposed Project would not increase demand for public open space and recreation resources because there would be no new or increased residential component. Since no increase in community population is anticipated, the Proposed Project would not have a significant adverse impact on open space resources.

**Traffic and Transportation.** It is anticipated that the Proposed Project would result in no new workers, clinicians, or patients being placed on the site, and so no changes in trip generation would be expected. Further, the Proposed Project entail few alterations to existing employee trips within the RPC campus. The consolidation of the various services to the proposed building would reduce internal traffic on other parts of the campus roadway system.

Although there is bus service provided by Transit of Rockland ("TOR") to the RPC site, vehicle usage by employees is assumed to be 100 percent. Pedestrian movements are not an issue to the locations proposed Work Services Building, which is not part of any consumer activity area; likewise, parking is not an issue, as it is fully internal to the campus, where there is sufficient capacity. Because there would be no changes in staffing or mode shift, traffic and transportation conditions would remain at existing service levels. Therefore, the Proposed Project would not result in any significant adverse transportation impacts.

**Construction Impacts.** To minimize overall impacts during construction activities, the Proposed Project would be planned, scheduled and staged to minimize disruption to existing traffic, the abutting neighborhoods, the remainder of the RPC campus, and the environment. To the maximum extent practicable, construction staging would take place within the Project Site. Some impacts would be unavoidable, but the duration and severity of such impacts would be minimized by utilizing best management practices during construction.

Materials deliveries would be made primarily from Orangeburg Road, and secondarily from Convent Road. It is expected that there would be adequate storage available on the Project Site for the storage of construction materials, and that the public thoroughfares adjacent to the Project Site would not be closed or impeded for significant periods of time for this purpose. With the Proposed Project, at-grade construction, including excavation and earthwork, installation of drainage and utilities, preparation of subgrade, addition of subbase material, paving and landscaping would be undertaken.

Standard construction equipment such as pavers, haul trucks, scrapers, loaders, spreaders, and rollers would be used to move and consolidate soil, pave, and supply and remove construction and demolition materials from the site. During the construction phase of the project, the area surrounding the Project Site would be used as a staging area for equipment and construction materials.

Traffic and transportation operations in the study area may be affected by the movement of construction equipment, materials, and construction workers to and from the site on a daily basis. Movement and repositioning of oversized machinery and/or materials may result in temporary lane or street closures. There could be limited short-term increased congestion within the vicinity of the Project Site. To avoid unnecessary construction-related traffic within the project area, construction vehicles would be limited to designated routes and would be kept in the designated staging area.

Short-term, construction-related air quality impacts are primarily due to particulate matter produced by construction vehicles within the Project Site in addition to the many construction activities involving the movement and storage of loose earth. The particulate matter is generated from both fugitive dust and exhaust emissions. During construction, particulate emissions would temporarily increase due to the generation of fugitive dust.

Based on the procedures described above, it has been shown that the traffic generated by the proposed construction of the new facility would not be expected to result in adverse effects on surrounding air or noise quality conditions. In addition, stationary source emissions in the immediate vicinity of the Project Site would not have a detrimental effect on the health of inpatients and outpatients. As a result, significant adverse impacts to air and noise quality are not anticipated to result.

***Historic Resources and Archeological Resources.*** As previously stated, DASNY, as a New York State public benefit corporation funding the Proposed Project, is required to conduct a review in conformance with *SHPA* and Part 428 of the implementing regulations of *PRHPL*, which governs state agency activities affecting historic or cultural properties, as well as with the requirements of the Memorandum of Understanding (dated March 18, 1998) between DASNY and OPRHP.

Consultation was initiated with OPRHP (OPRHP Project No. 17PR05870) regarding the Proposed Project (OPRHP Project No. 18PR00633) on April 5, 2017. OPRHP, in its letter of September 15, 2017 (attached), opined that “...it is the opinion of the SHPO that the proposed project will have No Adverse Impact to the historic Rockland Psych Center. In Addition, there are no archaeological concerns associated with this project.” DASNY concurs with the opinion that the Proposed Project would have no impact on historical or cultural resources in or eligible for inclusion in the State and/or National Registers of Historic Places.

**For Further Information:**

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**Copies of this Notice Sent to:**

The Honorable Andy Stewart  
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Orangeburg, New York 10962

Mr. A. Scott Bard  
Assistant Director  
Bureau of Capital Operations, Unit Q  
Office of Mental Health  
75 New Scotland Avenue,  
Albany, New York 12208

The Honorable David Carlucci  
New York State Senator  
38th Senatorial District  
20 South Main Street  
New City, New York 10956

The Honorable Ellen Jaffee  
New York State Assemblymember  
97th Assembly District  
1 Blue Hill Plaza, Suite. 1116  
P.O. Box 1549  
Pearl River, New York 10965

Ms. Carrie Meek Gallagher  
Regional Director  
New York State Department of Environmental  
Conservation - Region 3  
21 South Putt Corners Road  
New Paltz, New York 12561-1696

Mr. Todd Westhuis, P.E.  
Director - Region 8  
New York State Department of Transportation  
Eleanor Roosevelt State Office Building  
4 Burnett Boulevard  
Poughkeepsie, New York 12603

The Honorable Ed Day  
Rockland County Executive  
Office of the County Executive  
11 New Hempstead Road.  
New City, New York 10956

Mr. Joseph Moran  
Director  
Department of Environmental Management  
and Engineering  
Town of Orangetown  
127 Route 303  
Orangeburg, New York 10962

Mr. Michael F. Lynch, P.E., AIA  
Director, Division for Historic Preservation  
Historic Preservation Field Services Bureau  
New York State Office of Parks, Recreation  
and Historic Preservation  
Peebles Island, P. O. Box 189  
Waterford, New York 12188-0189

Mr. Jack D. Homkow  
Director  
Office of Environmental Affairs  
Dormitory Authority of the State of New York  
One Penn Plaza, 52nd Floor  
New York, New York 10119-0098

Ms. Sara Potter Richards, Esq.  
Assistant Counsel  
Office of Counsel  
Dormitory Authority of the State of New York  
515 Broadway  
Albany, New York 12207-2964

Mr. Jeffery E. Dyer  
Project Manager  
Office of Construction – Upstate Design  
Dormitory Authority of the State of New York  
515 Broadway  
Albany, New York 12207-2964

Mr. Robert S. Derico, R.A.  
Senior Environmental Manager  
Office of Environmental Affairs  
Dormitory Authority of the State of New York  
515 Broadway  
Albany, New York 12207-2964

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

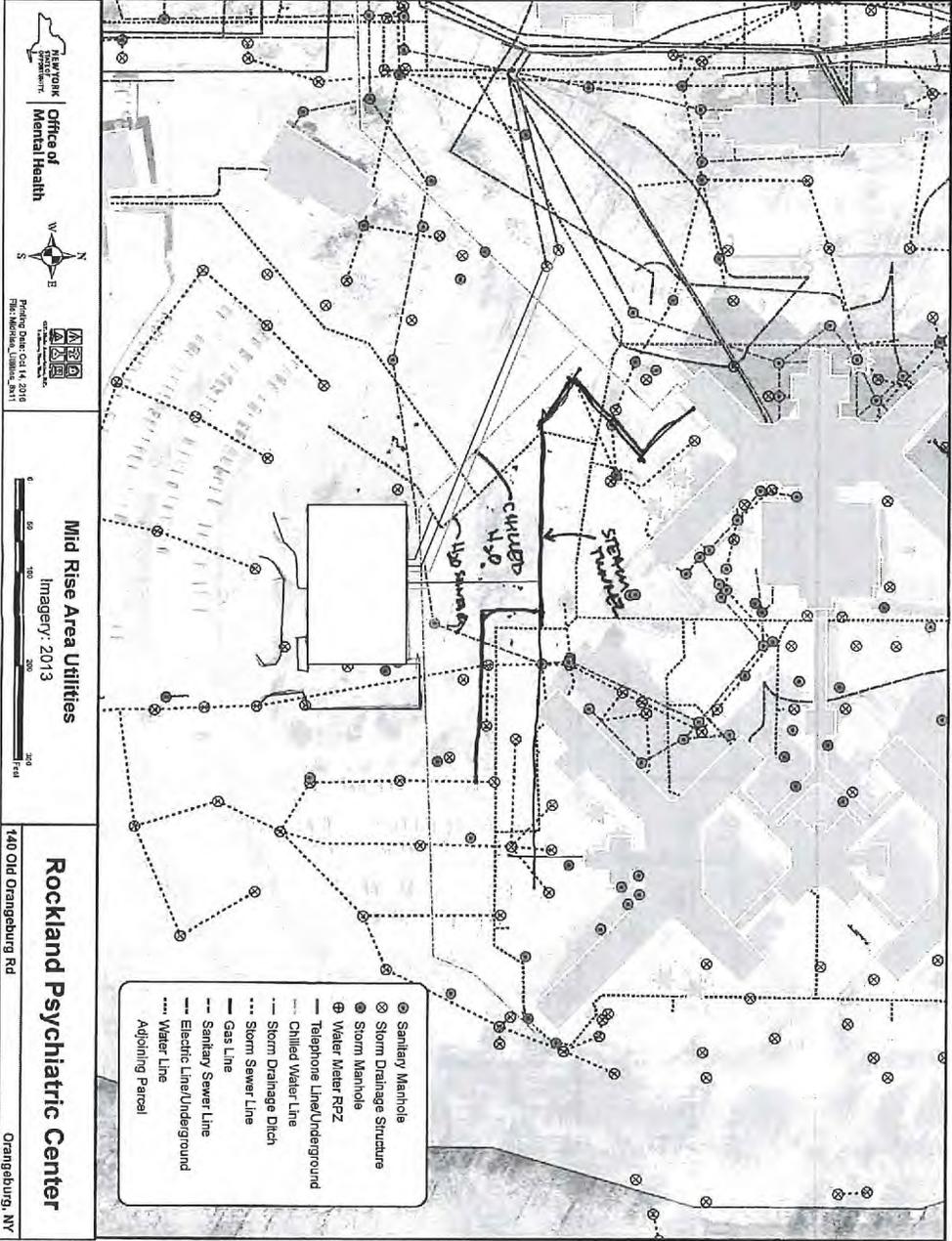
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
New York State Office of Mental Health - Rockland Psychiatric Center							
Name of Action or Project: Construction of the New Work Control Building							
Project Location (describe, and attach a location map): 140 Old Orangeburg Road, Town of Orangeburg, Rockland County, New York							
Brief Description of Proposed Action: The Proposed Project would consist of the construction of an approximately 13,737-gross-square-foot ("gsf"), one story building. The building will be divided into roughly two areas: front of house office/administrative staff, and the workshop spaces. The design includes a total of 14 private offices, print room, training room, reception, kitchenette, break room and locker/shower rooms. The shop spaces include a general carpentry/tin shop, plumbing, electrical and paint, all with dedicated storage areas. A mezzanine is also included in the design as part of the Shop Area for long term file storage and a closed area that will serve as the mechanical equipment space. Rockland Psychiatric Center ("RPC") is focused on the consolidation of the campus, including relocating utility and facility support services close to the mid-rise complex. The current Work Control Office and shops are located in Building 56 on the west side of the campus. In order to facilitate the consolidation, these services will be relocated to the proposed building.							
Name of Applicant or Sponsor: Mr. A. Scott Bard, Assistant Director, Capital Operations		Telephone: (518) 549-5150 E-Mail: cocasab@omh.ny.gov					
Address: New York State Office of Mental Health, Capital District Psychiatric Center, Unit Q, 75 New Scotland Avenue							
City/PO: Albany		State: New York	Zip Code: 12208				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"><b>NO</b></td> <td style="width: 50%; text-align: center;"><b>YES</b></td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	<b>NO</b>	<b>YES</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>NO</b>	<b>YES</b>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: DASNY - Undertaking, Permitting and Funding			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"><b>NO</b></td> <td style="width: 50%; text-align: center;"><b>YES</b></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	<b>NO</b>	<b>YES</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>NO</b>	<b>YES</b>						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		Approx. 1.1 acres					
b. Total acreage to be physically disturbed?		Approx. 1.1 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		Approx. 210 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Institutional</u>							
<input type="checkbox"/> Parkland							



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?          If Yes, describe: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?          If Yes, describe: _____          Other locations on the approximately 210-acre RPC campus have been the subject of remediation, however, the Proposed Project development site is currently vacant land.</p>	<p><b>NO</b></p> <p><input type="checkbox"/></p>	<p><b>YES</b></p> <p><input checked="" type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>A. Scott Bard, Assistant Director, Capital Operations, OMH</u>      Date: <u>March 31, 2017</u></p> <p>Signature: <u><i>A. Scott Bard</i></u></p>		






 New York  
 Office of  
 Mental Health  

 Professional Engineer  
 License No. 14, 2010  
 Richard A. ...

**Mid Rise Area Utilities**  
 Imagery: 2013  


**Rockland Psychiatric Center**  
 140 Old Orangeburg Rd  
 Orangeburg, NY

- ⊗ Sanitary Manhole
- ⊗ Storm Drainage Structure
- ⊗ Storm Manhole
- ⊗ Water Meter RPZ
- Telephone Line/Underground
- Chilled Water Line
- Storm Drainage Ditch
- Storm Sewer Line
- Gas Line
- Sanitary Sewer Line
- Electric Line/Underground
- Water Line
- Adjoining Parcel



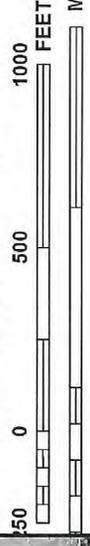




JOINS PANEL 0186



MAP SCALE 1" = 500'



PANEL 0187G

**FIRM**

**FLOOD INSURANCE RATE MAP**

for ROCKLAND COUNTY, NEW YORK  
(ALL JURISDICTIONS)

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

**COMMUNITY NUMBER**  
**ORANGETOWN, TOWN OF 360686**

**PANEL 187 OF 207**  
**MAP SUFFIX: G**

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**  
**36087C0187G**

**EFFECTIVE DATE**  
**MARCH 3, 2014**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



Project:

Date:

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

**Part 2 is to be completed by the Lead Agency.**

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

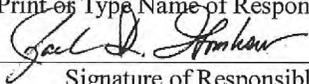
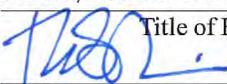
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity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

Project:	
Date:	

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

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

Please see the attached *State Environmental Quality Review ("SEQR") Negative Declaration - Notice of Determination On Nonsignificance*.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
DASNY (Dormitory Authority State of New York)	April 20, 2018
Name of Lead Agency	Date
Jack D. Homkow	Director, Office of Environmental Affairs
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

**DASNY**  
**(Dormitory Authority State of New York)**

**SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM**

**Date:** April 20, 2018  
**Project Name:** Rockland Psychiatric Center  
*Construction of the New Work Control Building Project*  
**Project Number:** N/A  
**Completed by:** Robert S. Derico, R. A.  
Senior Environmental Manager  
Office of Environmental Affairs

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

**Description of Proposed Action and Proposed Project:**

DASNY (“Dormitory Authority State of New York”) has received a funding request from the New York State Office of Mental Health (“OMH”) for the proposed *Construction of the New Work Control Building* at its Rockland Psychiatric Center (“RPC”) campus. For purposes of the *State Environmental Quality Review Act (“SEQRA”)*, the Proposed Action would involve DASNY’s undertaking, approving the construction of the proposed facility, and permitting. The Proposed Project would be constructed on a vacant, approximately 1.1-acre development parcel within the approximately 210-acre RPC campus. The RPC campus is located at 140 Old Orangeburg Road, Town of Orangetown, Rockland County, New York.

The Proposed Project would consist of the construction of an approximately 13,737-gross-square-foot (“gsf”), one-story building to be utilized as the new Work Control Building. The building would be divided into roughly two areas — front of house office/administrative staff and the workshop spaces. The design includes a total of 14 private offices, print room, training room, reception, kitchenette, break room and locker/shower rooms. The shop spaces would include a general carpentry/tin shop, plumbing, electrical and paint, all with dedicated storage areas. A mezzanine would also be included in the design as part of the Shop Area for long-term file storage and a closed area that would serve as the mechanical equipment space.

RPC is focused on the consolidation of the campus, including relocating utility and facility support services close to the mid-rise complex. The current Work Control Office and shops are located within Building 56 on the west side of the campus. To facilitate the consolidation, these services would be relocated to the proposed building.

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

Yes  No

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

Yes  No  Not Relevant

The various elements of the Proposed Project would receive water, sewer, gas and electric utilities from the existing New York City municipal infrastructure currently serving the Proposed Project sites. The Proposed Project would maintain and extend the existing infrastructure serving the project site.

2. Is the project located wholly or partially in a **municipal center**, characterized by any of the following: Check all that apply and explain briefly:

- A city or a village
- Within the interior of the boundaries of a generally-recognized college, university, hospital, or nursing home campus
- Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to:
- Central business districts (such as the commercial and often geographic heart of a city, “downtown”, “city center”)
- Main streets (such as the primary retail street of a village, town, or small city. It is usually a focal point for shops and retailers in the [central business district](#), and is most often used in reference to retailing and socializing)
- Downtown areas (such as a city's core (or center) or central business district, usually in a geographical, commercial, and community sense).
- Brownfield Opportunity Areas ([http://nyswaterfronts.com/BOA\\_projects.asp](http://nyswaterfronts.com/BOA_projects.asp))
- Downtown areas of Local Waterfront Revitalization Plan areas ([http://nyswaterfronts.com/maps\\_regions.asp](http://nyswaterfronts.com/maps_regions.asp))
- Locations of transit-oriented development (such as projects serving areas that have access to mass or public transit for residents)
- Environmental Justice areas (<http://www.dec.ny.gov/public/899.html>)
- Hardship areas

DASNY interprets the term “municipal centers” to include existing, developed institutional campuses such as schools, universities, colleges and hospitals. As the Proposed Project site is controlled by an existing educational facility, the Proposed Project would be supportive of this criterion.

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

The Proposed Project would be located within the boundaries of the Town of Orangetown. The RPC campus is integrated into this existing Orangetown neighborhood.

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

The Town of Orangetown Comprehensive Plan included an “Area Study” for RPC. This plan pertains to the distribution of RPC lands, which have since been disposed of (as of 2003) and which are currently owned by the Town of Orangetown. It identifies several options for the redevelopment of the town-owned property, but does not pertain to the NYSOMH holdings at RPC, including the location of the Proposed Project. The existing Comprehensive Plan would remain in effect and would provide guidance as the town undertakes future projects. Since the RPC’s campus is an existing, developed area, the Proposed Project would be supportive of this criterion.

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

As previously noted above, the Town of Orangetown Comprehensive Plan includes an “Area Study” for RPC. The existing Comprehensive Plan would remain in effect and would provide guidance as the town undertakes future projects. Since the RPC’s campus is an existing, developed area, and the work contemplated consists of reconstruction and expansion of existing facilities, the Proposed Project would be supportive of this criterion.

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

Consultation was initiated with the New York State Office of Parks, Recreation, and Historic Preservation (“OPRHP”) (OPRHP Project №. 17PR05870) regarding the Proposed Project. OPRHP as the State Historic Preservation Office (“SHPO”) in New York State, opined “...it is the opinion of the SHPO that the proposed project will have

*No Adverse Impact to the historic Rockland Psych Center. In Addition, there are no archaeological concerns associated with this project.”*

Likewise, 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 National and/or State Registers of Historic Places. Therefore, the Proposed Project would be supportive of this criterion.

The Proposed Project would have no impact on agricultural land, forests, surface or ground water, air quality, recreation, or scenic areas, and would minimally impact open space. The propose site does not lie within a designated floodplain. The project site is not within the viewshed of any State- and/or National-Registered structure. Therefore, the Proposed Project is generally supportive of 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 foster compact development by consolidating campus functions to a central location on the RPC campus. Therefore, the Proposed Project would be supportive of 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 be developed within the Town of Orangetown which has an established public transportation system. The Proposed Project would not create a need for additional trips to and from the site. The proposed use of the facility is currently located elsewhere on the RPC campus and would simply be consolidated at this new location. RPC is located on a public transportation route, allowing consumers, visitors, and staff members the option of mass transit. Therefore, the Proposed Project would be supportive of this criterion.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials? (Demonstration may include *State Environmental Quality Review* [“SEQR”] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System [“SPDES”] permit issuance/revision notices, etc.). Check one and describe:

Yes  No  Not Relevant

DASNY, acting as lead agency, conducted a coordinated review of the Proposed Project in accordance with *SEQRA*. Other involved agencies and interested parties include, but are not limited to: The New York State Senate, the New York State Assembly, New York State Department of Transportation (“NYSDOT”), the New York State Department of Environmental Conservation (“NYSDEC”), the OPRHP, Rockland County, and the Town of Orangetown. The *SEQRA* lead agency establishment regulations set a 30-day time period for each involved agency or interested party to review the documents and provide any comments, concerns or the nature of their approval. Therefore, the Proposed Project would be supportive of this criterion.

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

Yes  No  Not Relevant

The Proposed Project would be located within the RPC campus currently owned by New York State. OMH as a New York State agency is not required seek community input, but does strive to act as a responsible neighbor by abiding by town requirements where possible. Hence, the Proposed Project would be generally supportive of 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 conform to the New York State Uniform Fire Prevention and Building Code. The Proposed Project is consistent with neighboring land use. Land use patterns would not be affected by this action. The Proposed Project would not alter the overall development pattern of this area of the Town of Orangetown. Further, the Proposed Project would not be expected to affect land use patterns broadly. Therefore, the Proposed Project would be generally supportive of this criterion.

The Proposed Project is consistent with neighboring land uses within the RPC campus and would not result in changes in land use outside the campus. Therefore, the Proposed Project would be generally supportive of this criterion.

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

Yes  No  Not Relevant

The Proposed Project would incorporate numerous environmental sustainability measures that would promote this criterion. DASNY promotes and supports sustainable design approaches and construction practices. The proposed building would also incorporate green building design standards such as those leading to certification under the United

States Green Building Council (“USGBC”) with the goal of achieving a Leadership in Energy and Environmental Design® (“LEED®”) rating. The LEED® rating system aims to promote the design and construction of environmentally-responsible buildings.

13. During the development of the project, was there broad-based public involvement? (Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin* (“ENB”) or other published notices, letters of support, etc.). Check one and describe:

Yes    No    Not Relevant

As previously noted, DASNY, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with *SEQRA*. Other involved agencies and interested parties include, but are not limited to, the New York State Legislature, NYSDOT, the NYSDEC, OPRHP, and the Town of Orangetown. Hence, the Proposed Project would be generally supportive of 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

The Recipient of the funding, NYSOMH, is a regulated New York State Agency, which does have an established governance structure. Therefore, the Recipient would be supportive of this criterion.

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

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

**ATTESTATION**

I, 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.



---

**Signature**

Jack D. Homkow, Director, Office of Environmental Affairs

**Print Name and Title**

April 20, 2018

**Date**



# Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

September 15, 2017

Mr. Eric Daniel  
Senior Project Engineer  
C&S Engineers, Inc.  
141 Elm Street, Suite 100  
Buffalo, NY 14203

Re: DASNY  
Rockland County Psych Center Work Control Building  
140 Orangeburg Road, Orangeburg, NY  
17PR05870

Dear Mr. Daniel:

Thank you continuing to consult with the New York State Historic Preservation Office (SHPO). 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 Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed your submission for the Rockland County Psych Center Work Control Building project. This submission includes proposed building elevations.

Based on this review, it is the opinion of the SHPO that the proposed project will have No Adverse Impact to the historic Rockland Psych Center. In addition, there are no archaeological concerns associated with this project.

If you have any questions, I can be reached at (518) 268-2164.

Sincerely,

Weston Davey  
Historic Site Restoration Coordinator  
weston.davey@parks.ny.gov

via e-mail only

---

**Division for Historic Preservation**

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3  
21 South Putt Corners Road, New Paltz, NY 12561-1620  
P: (845) 256-3054 | F: (845) 255-4659  
www.dec.ny.gov



Department of  
Environmental  
Conservation

Tuesday, April 25, 2017

Robert S. Derico  
Senior Environmental Manager  
515 Broadway  
Albany, NY 12207

SEQR LEAD AGENCY REQUEST:  
New Work Bldg-Rockland Psychiatric  
Orangetown, Rockland County

CH ID:7012

Dear Mr. Derico:

The New York State Department of Environmental Conservation has reviewed the Notice of Intent to serve as SEQR Lead Agency from the New York State Dormitory Authority. The proposed project includes constructing a new work building totalling 13,737 gross-sf of space with one floor including a mezzanine.

Based upon our review of your inquiry dated 4/7/2017 we offer the following comments:

**PROTECTION OF WATERS**

The following stream is located near the site you indicated:

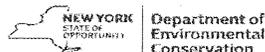
Name	Class	DEC Water Index Number	Status
			none

There are no waterbodies that appear on our regulatory maps at the location/project site you identified. Therefore, a Protection of Waters permit is not required.

If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.

**FRESHWATER WETLANDS**

Your project/site is not within a New York State protected Freshwater Wetland. However, please contact your town officials and the United States Army Corps of Engineers in New York City, telephone (917) 790-8511 (Westchester/Rockland Counties), or (917) 790-8411 (other counties), for any permitting they might require.



-OVER PLEASE-

**STATE-LISTED SPECIES**

DEC has reviewed the State's Natural Heritage records. We have determined that the site is located within or near records of the following state-listed species:

Name	Status
none	

- ✓ No records of sensitive resources were identified by this review.
- ✓ For more rare species related information, contact Mike Grosso at (845) 256-3165.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We 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 sources may be required to fully assess impacts on biological resources.

**CULTURAL RESOURCES**

We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is located within an area considered to be sensitive with regard to archaeological resources. For more information, please visit the New York State Office of Historic Preservation website at <http://www.nysparks.com/shpo/>.

**OTHER**

Please note that this letter only addresses the requirements for the following permits from the Department: Protection of Waters, Freshwater Wetlands, and State-listed Species.

Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. Applications may be downloaded from our website at [www.dec.ny.gov](http://www.dec.ny.gov), click on the top bar icon labeled "Regulatory" then "Permits and Licenses."

In addition to transmitting the above comments, this letter also serves to confirm that we have no objection to your board/agency assuming lead agency status for this project.

Please contact this office if you have questions regarding the above information. Thank you.

Sincerely, 

Mike Grosso  
Division of Environmental Permits  
Region 3, Telephone No. (845) 256-3165

Information/ Permit Materials/Regulations/Map(\_\_\_\_\_ Quadrangle) attached.

Cc: Mr. Andy Stewart, 26 Orangeburg Rd, Orangeburg, NY 10962  
(Town Supervisor)

Staff Cc: \_\_\_\_\_

Enc: \_\_\_\_\_

NOTE: Regarding erosion/sedimentation control requirements:

Stormwater discharges require a State Pollutant Discharge Elimination System (SPDES) Stormwater permit from this Department if they either:

- occur at industrial facilities and contain either toxic contaminants or priority pollutants OR
- result from construction projects involving the disturbance of 5000 square feet or more of land within the NYC Department of Environmental Protection East of Hudson Watershed or for proposed disturbance of 1 acre or more of land outside the NYC DEP Watershed

Your project may be covered by one of two Statewide General Permits or may require an individual permit. For information on stormwater and the general permits, see the DEC website at <http://www.dec.ny.gov/chemical/8468.html>.

For construction permits, if this site is within an MS4 area (Municipal Separate Storm Sewer System), the stormwater plan must be reviewed and accepted by the municipality and the MS-4 Acceptance Form must be submitted to the Department. If the site is not within an MS4 area and other DEC permits are required, please contact the regional Division of Environmental Permits.



**Department of  
Transportation**

**ANDREW M. CUOMO**  
Governor

**MATTHEW J. DRISCOLL**  
Commissioner

**TODD WESTHUIS, P.E.**  
Regional Director

April 25, 2017

Robert S. Derico, R.A.  
DASNY  
515 Broadway  
Albany, NY 12207-2964

**Re: NYSDOT SEQR #08-0045  
NYSOMH; Rockland Psychiatric Center  
RPC Campus, 140 Old Orangeburg Rd.  
Orangetown; Rockland County**

Dear Mr. Derico:

The New York State Department of Transportation is in receipt of a Lead Agency Designation letter dated April 5, 2017. We consent to DASNY acting as Lead Agency with regard to the SEQR process for review of the above referenced proposal.

Any proposed work within the NYSDOT Right-of-Way requires a Highway Work Permit (HWP). A detailed engineering review is necessary and required for issuance of a HWP. Please note that any proposed changes to the existing property plan, use, or traffic operations may necessitate an updated access configuration for the proposed project. The HWP applicant should be directed to contact the local NYSDOT-HWP Engineer to initiate a review process.

Thank you for your interest in highway safety.

Very truly yours,

Mary McCullough  
SEQRA – HWP Unit

cc: Permit Field Engineer, Residency 8-6  
Rockland County Planning