

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

**FROM:** Matthew A. Stanley, A.I.C.P., Senior Environmental Manager 

**DATE:** July 13, 2020

**RE:** *State Environmental Quality Review (SEQR) Negative Declaration Concurrence for the St. Joseph's College 2020 Financing of the Proposed Student Center, Parking Area and Sewer System Project (Independent Colleges & Universities Program)*

St. Joseph's College ("St. Joseph's" or the "College") has requested financing from the Dormitory Authority of the State of New York ("DASNY") pursuant to DASNY's Independent Colleges & Universities Program for its *2020 Financing of the Proposed Student Center, Parking Area and Sewer System Project (the Proposed Project)*. Accordingly, DASNY's *2020 Financing of the Proposed Project* components is subject to environmental review pursuant to the *State Environmental Quality Review Act ("SEQRA")*.

Based on a review of the attached *Transaction Summary Update*, dated July 6, 2020, it has been determined that for purposes of *SEQRA*, the Proposed Action would consist of DASNY's authorization of the issuance of an amount not to exceed \$17,000,000 in one or more series of fixed- and/or variable-rate, tax-exempt and/or taxable Series 2020B Bonds, to be sold through a negotiated offering.

The bond proceeds would be used to fund all, or a portion of, the Proposed Project, further defined as: the construction of a 38,000-gross-square-foot ("gsf") student center (including a 70,300-gsf parking area with associated drainage, landscaping, sidewalks, and lighting); and the construction and equipping of a pump station and sanitary sewer collection system. The College's campus is located at 155 West Roe Boulevard, Patchogue, Suffolk County, New York.

*Description of the Institution.* St. Joseph's is an independent, coeducational, not-for-profit institution of higher education with two non-residential campuses, in Brooklyn, New York and Patchogue. The College offers more than 50 undergraduate majors, pre-professional and certificate programs, with graduate degrees in management, business, health care management, human services, nursing, accounting, and education.

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

The Town of Brookhaven Planning Board served as lead agency for this Unlisted action and conducted a coordinated *SEQR* review of the Proposed Project. Representatives of DASNY reviewed the *SEQR Negative Declaration Notice of Determination of Nonsignificance* (dated June 22, 2020, attached). DASNY was an involved agency for that coordinated review and is therefore bound by the determination of the lead agency.<sup>1</sup>

---

<sup>1</sup> 6 N.Y.C.R.R. § 617.6(b)(3)(iii).

Based on the above, and the additional information set forth below, DASNY, as an involved agency for the purpose of its funding action, independently analyzed the relevant areas of environmental concern and concurs with the lead agency's *Negative Declaration* that the Proposed Project would not have a significant adverse impact on the environment.

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

According to OPRHP's Cultural Resources Information System ("CRIS") website, the project site is not eligible for inclusion in the National and State Registers of Historic Places and is not within an archaeologically sensitive area. OPRHP determined that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places, would be impacted by this project (OPRHP No. 20PR03080, May 20, 2020, attached).

It is the opinion of DASNY that the Proposed Project would have no adverse impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

***SSGPIPA Determination.*** Since the Proposed Action would include DASNY bond financing, a Smart Growth Impact Statement ("SGIS") for the Proposed Project was prepared pursuant to the State of New York State Smart Growth Public Infrastructure Policy Act ("SSGPIPA") procedures (see "Smart Growth Impact Statement Assessment Form ["SGISAF"], attached). DASNY's Smart Growth Advisory Committee reviewed the SGIS and attested that the Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the criteria of the SSGPIPA, article 6 of the ECL, is detailed in the SGISAF. As indicated on the form, the Proposed Project would be generally supportive of the SSGPIPA and no further SSGPIPA analysis is required.

Attachments

cc: SEQR File

# Transaction Summary Update

St. Joseph's College  
Brooklyn, New York / Patchogue, New York

July 6, 2020

Program: Independent Colleges & Universities

Purpose: New Money

## New Issue Details

One or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$17,000,000, with maturities not to exceed 31-years are to be sold through a negotiated offering.

- Lead Manager – D.A. Davidson & Co.
- Underwriter's Counsel – Ballard Spahr
- Co-Bond Counsel – Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C. and Brown Hutchinson LLP

## Purpose

- Financing and/or reimbursement of costs associated with capital projects including the construction and equipping of a new 38,000 square foot student center and a pump station and sanitary sewer collection system on the College's Long Island campus. (\$16.0 million).

## Security is expected to include

- Pledge of revenues.
- Mortgage.
- Financial covenants.

**Expected Rating:** NR/NR/BBB-

## Overview

St. Joseph's College ("St. Joseph's" or the "College") is an independent, coeducational not-for-profit institution of higher education with two non-residential campuses. The Brooklyn Campus is in the Clinton Hill neighborhood and includes seven buildings across three blocks. Founded in Brooklyn in 1916 with an initial class of 12 students, the College branched out to Long Island in 1971 when it inaugurated an extension program in a collegiate center in Brentwood. In 1972, the College petitioned the Board of Regents to expand this program into a branch. The Board of Regents gave its authorization in 1978 and the next year, the College moved to its current 32-acre lakeside campus in Patchogue.

The College offers more than 50 undergraduate majors, pre-professional and certificate programs, with graduate degrees in management, business, health care management, human services, nursing, accounting and education.

St. Joseph's is governed by a Board of Trustees consisting of up to 35 members. The mission of the

College is to provide strong academic and value-oriented programs, rooted in a liberal arts tradition that supports provision for career preparation and enhancement.

## Description of the Bonds

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

## Approvals

- Resolution to Proceed – January 8, 2020
- TEFRA Hearing – July 1, 2020
- SEQR Filing – July 13, 2020\*
- PACB Approval – July 22, 2020\*

\*Anticipated Date.

## Recent Information

At the January 8, 2020 meeting, the DASNY Board adopted a Resolution to Proceed for the College in an amount not to exceed \$32 million to refund the College's Series 2010 bonds and to finance a portion of the cost of constructing a new capital project. The new capital project required local approvals that were going to delay that portion of the financing. The College elected to bifurcate the transaction to current refund the Series 2010 Bonds and lock-in debt service savings.

The Board adopted financing documents for the Series 2020A refunding bonds at the March 4, 2020 meeting. Market disruptions caused by COVID-19 delayed pricing the refunding until June 9, 2020. The Series 2020A bonds had a final par amount of \$17,175,000 and a True Interest Cost of 3.17%. The refunding resulted in net present value savings of approximately \$4.9 million, or 13.5% of the bonds being refunded. The Series 2020A bonds closed on June 18, 2020.

At the July 15, 2020 meeting staff will be requesting the Adoption of Documents for the Series 2020B new money bonds in an amount not to exceed \$17 million. In March, staff indicated to the Board that we expected the new money not to exceed amount to be \$10.5 million. Since then, the College has elected to include,



# Transaction Summary Update

---

St. Joseph's College  
Brooklyn, New York / Patchogue, New York

---

July 6, 2020

Program: Independent Colleges & Universities

Purpose: New Money

---

as part of the proposed financing, the construction and equipping of a pump station and sanitary sewer collection system project at the Long Island campus. This additional project is expected to cost approximately \$4 million. The College would also like the flexibility to finance a larger portion of its new student center project than originally anticipated.

An estimate of the Sources and Uses of Funds for the Series 2020B bonds is attached. The project fund deposit, including both the pump station and sanitary sewer collection system and the student center, is expected to be approximately \$16 million. Costs of issuance, including underwriters discount is expected to be approximately \$300,000. The par issuance is expected to be approximately \$14.9 million with approximately \$1.4 million in premium issuance. Staff is requesting a not to exceed amount of \$17 million for the Series 2020B bonds to ensure there are sufficient funds to complete the student center and pump station/sanitary sewer projects.

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

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



**St. Joseph's College**  
**Sources and Uses of Funds**  
**Series 2020B**

**Sources of Funds:**

Bond Proceeds		
Par Proceeds	\$	14,885,000
Premium		1,417,014
<hr/>		
<i>Total Sources</i>	\$	16,302,014

**Uses of Funds:**

			% of Par
Project Fund Deposits	\$	16,000,000	
Costs of Issuance and Underwriter's Discount		297,700	2.00%
Rounding Amount		4,314	
<hr/>			
<i>Total Uses</i>	\$	16,302,014	

**STATE ENVIRONMENTAL QUALITY REVIEW  
NEGATIVE DECLARATION  
NOTICE OF NON-SIGNIFICANCE**

**LEAD AGENCY:**

Town of Brookhaven Planning Board

**One Independence Hill  
Farmingville, NY 11738**

**TITLE OF ACTION:**

St. Joseph's College Student Center and Parkng

**APPLICANT/OWNER:**

St. Joseph's College

**SEQR STATUS:**

Unlisted

**APPLICATION NO:**

20SP0006

**DESCRIPTION OF ACTION:**

**SR NO:**

Phase-I 2-story, 38,000 GFA student center (19,000 sf per story) with drainage, landscaping, sidewalks, lighting, sewer pump station, sewer lines to buildings and sewer main extension. Phase-II parking area (approx. 70,300 sf) with drainage, sidewalks, and lighting.

**LOCATION:**

155 West Roe Boulevard, Patchogue

**SCTM NO:**

0200 97310 0300 041003

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

SEQR History

This application was received on March 26, 2020 and was deemed an Unlisted action. SEQRA coordinated review was performed with the DASNY.

**REASONS SUPPORTING THIS DETERMINATION:**

- 1. The Division of Environmental Protection of the Town of Brookhaven, upon reviewing this action in accordance with SEQR Part 617.3 & 617.6 and comparing it with the thresholds set forth in section 617.4 therein, has determined that this project is a(n) Unlisted Action.
- 2. The Town of Brookhaven Planning Board after review and analysis of the above, the Environmental Assessment Form Part I, the criteria contained in section 617.7, aerial photographs, field reconnaissance, cultural resource, environmental assessment, wetland maps and any other supporting information identifying the relevant areas of environmental concern finds that this action is not anticipated to have a significant effect upon the environment.
- 3. No significant impact is expected to occur to: air, land resources, aesthetic resources, groundwater or surface water resources, archaeological resources, open space and recreation, transportation, energy, and public health nor is the project expected to generate significant noise and odor levels.
- 4. No significant impacts area expected on the growth and character of the community.

Other Supporting Information:

5. The construction of the Student Center and additional parking are within areas that have been previously disturbed or developed.

6. The Student Center is expected to connect to the Patchogue Sewer District to treat liquid waste generated by the facility. No additional nitrogen input is anticipated into the adjacent Patchogue River.

**LEAD AGENCY:**

Town of Brookhaven Planning Board

**CONTACT PERSON:  
ADDRESS:**

Peter Fountaine, Pr. Environmental Analyst

One Independence Hill  
Farmingville, NY 11738  
631-451-6455

**PHONE NO.:**

**COPIES OF THIS NOTICE SENT TO:**

**APPLICANT:** St. Joseph College

- |   |   |
|---|---|
| <input type="checkbox"/> Town of Brookhaven Town Board                            | <input checked="" type="checkbox"/> NYS Office of Parks Recreation and Historic Preservation                                |
| <input type="checkbox"/> Town of Brookhaven Planning Board                        | <input type="checkbox"/> NYS Department of State  |
| <input checked="" type="checkbox"/> Town of Brookhaven Board of Zoning Appeals    | <input checked="" type="checkbox"/> Suffolk County Department of Planning   |
| <input checked="" type="checkbox"/> Town of Brookhaven Division of Traffic Safety | <input checked="" type="checkbox"/> Suffolk County Department of Public Works   |
| <input checked="" type="checkbox"/> Town of Brookhaven Highway Department         | <input checked="" type="checkbox"/> Suffolk County Department of Health Services  |
| <input checked="" type="checkbox"/> Town of Brookhaven P.E.L.M.                   | <input type="checkbox"/> Suffolk County Sewer Agency  |
| <input checked="" type="checkbox"/> NYSDEC, Region 1                              | <input checked="" type="checkbox"/> Suffolk County Water Authority  |
| <input type="checkbox"/> NYSDEC Natural Heritage                                  | <input checked="" type="checkbox"/> Central Pine Barrens JPPC   |
| <input checked="" type="checkbox"/> NYSDOT, Region 10                             | <input checked="" type="checkbox"/> <span style="border: 1px solid black; padding: 2px;">DASNY, Village of Patchogue</span> |

**THIS DETERMINATION IS NOT COMPLETE UNTIL AUTHORIZED AS FOLLOWS:**

**ADOPTED BY RESOLUTION ON:** June 22, 2020  
Date

  
Signature



**Parks, Recreation,  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ERIK KULLESEID**  
Commissioner

May 20, 2020

Matthew Stanley  
Senior Environmental Manager  
Dormitory Authority - State of New York  
Office of Environmental Affairs  
One Penn Plaza - 52nd Floor  
New York, NY 10119

Re: DASNY  
St. Joseph's College New Student Center and Parking Expansion  
155 W Roe Blvd, Patchogue, NY 11772  
20PR03080  
Series 2020B

Dear Matthew Stanley:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

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

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation  
Division for Historic Preservation



DASNY

### SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: June 24, 2020 Project Number: N/A  
Project Applicant: St. Joseph's College  
Project Name: 2020 Financing (Proposed Student Center, Parking Area and Sewer System)  
Program: Independent Colleges & Universities Program  
Project Location: 155 West Roe Boulevard, Patchogue, Suffolk County, New York  
Completed by: Matthew A. Stanley, AICP, 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").<sup>1</sup> Not all questions/answers may be relevant or applicable to all projects.

**Description of Proposed Action and Proposed Project:** The Proposed Action would consist of DASNY's authorization of the issuance of an amount not to exceed \$17,000,000 in one or more series of fixed-and/or variable-rate, tax-exempt and/or taxable Series 2020B Bonds, to be sold through a negotiated offering, to fund the construction of a 38,000-gross-square-foot ("gsf") student center; a 70,300-gsf parking area with associated drainage, landscaping, sidewalks, and lighting; and the construction and equipping of a pump station and sanitary sewer collection system.

**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

- Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe:  Yes  No  Not Relevant
- Is the project located wholly or partially in a **municipal center**,<sup>2</sup> 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
- 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

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

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

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
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
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
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
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
9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?<sup>3</sup> Check one and describe:  Yes  No  Not Relevant
10. Does the project involve community-based planning and collaboration?  
Check one and describe:  Yes  No  Not Relevant
11. Is the project consistent with local building and land use codes?  
Check one and describe:  Yes  No  Not Relevant
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
13. During the development of the project, was there broad-based public involvement?<sup>4</sup>  
Check one and describe:  Yes  No  Not Relevant
14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe:  Yes  No  Not Relevant
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

---

<sup>3</sup> 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.

<sup>4</sup> 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.



June 24, 2020

\_\_\_\_\_  
**Signature/Date**

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

\_\_\_\_\_  
**Print Name and Title**