



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

**Date:** December 31, 2020

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

**Applicant:** Urban Health Plan, Inc.  
1065 Southern Boulevard  
Bronx, New York 10459  
(Bronx County)

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

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

**Title of Action:** Urban Health Plan, Inc.  
*2020 Financing (1095 Southern Boulevard Extension Clinic)*  
(Diagnostic and Treatment Center Program)

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

**Review Type:** Coordinated Review

## Description of Proposed Action and Proposed Project

The Dormitory Authority of the State of New York (“DASNY”) has received a funding request from Urban Health Plan, Inc. (“Urban Health Plan,” or “UHP”), for its *Urban Health Plan, Inc. 2020 Financing (1095 Southern Boulevard Extension Clinic)* (“Proposed Project”). For purposes of SEQR, the Proposed Action would involve DASNY’s authorization of the issuance of tax-exempt and/or taxable, fixed and/or variable rate Series 2020A and 2020B bonds to be sold through a private placement, pursuant to DASNY’s Diagnostic and Treatment Center Program.

More specifically, the Proposed Project would consist of the development of a new extension clinic on a vacant lot. The new building would be a 57,683 square-foot, eight-story facility that would include approximately 29,602 square-feet of clinical (Article 28) space, with the remainder for mechanical areas and an approximately 50-space parking garage.<sup>1</sup>

## Other Public Actions

Urban Health Plan has requested financing from the New York State Department of Health (“DOH”) as part of the Capital Restructuring Financing Program (“CRFP”) for the Proposed Project. DOH’s Proposed Action would involve authorization of the expenditure of CRFP bond proceeds for the Proposed Project.

## Location of Proposed Project

The Project Site is located at 1095 Southern Boulevard, Bronx (Bronx County), New York.

## Description of the Institution

UHP was established in 1974 to provide primary care, specialty, diagnostic and support services to the South Bronx, Corona, Queens and Harlem communities. UHP operates health centers, a mental health center, school-based health clinics, part-time clinics and other sites offering a full range of ancillary and enabling services. UHP is a Federally Qualified Health Center and is licensed as a diagnostic and treatment center under Article 28 of the New York State Public Health Law, and Article 31 under the New York State Office of Mental Health. UHP employs more than 1,000 people and has a budget of over \$120 million.

## Reasons Supporting This Determination

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

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<sup>1</sup> The mechanical parking system has been eliminated from the project design and as a result, parking spaces have been reduced from 82 to approximately 50 spaces.

*Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the SEQR process. The Proposed Project was reviewed following the procedures of the *State Environmental Quality Review* (“SEQR”). The *New York City Environmental Quality Review* (“CEQR”) *Technical Manual* (March 2014 Edition, as revised) was used as a guide with respect to environmental analysis methodologies and criteria for evaluating the Proposed Project’s potential effects on the environment.

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

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

Representatives of DASNY reviewed the *Short Environmental Assessment Form* (“SEAF”) *Part 1*, dated November 6, 2020 (attached), and determined that the Proposed Project constitutes an Unlisted action pursuant to 6 N.Y.C.R.R. Part 617.2(al) of the SEQR implementing regulations. On November 9, 2020, DASNY circulated a lead agency request letter, including the *SEAF Part 1* as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. There being no objection to DASNY assuming SEQR lead agency status, a coordinated review among the involved agencies was initiated.

DASNY representatives discussed the Proposed Project’s environmental effects with representatives of UHP, as well as representatives of the involved agencies. DASNY subsequently completed an evaluation of the magnitude and importance of project impacts, as detailed in the *SEAF - Parts 2 and 3* (see attached). **Based on the above, and the additional information set forth below, DASNY as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

**General Findings.** UHP is a provider of high-quality, affordable medical, behavioral health, and oral health care services for the working poor, uninsured, and underserved populations of the South Bronx, Northern Queens, and Upper Manhattan. The property at 1095 Southern Boulevard (Bronx County) is an environmentally contaminated vacant lot (a “Brownfield”) that would be remediated and developed by UHP.

Following the discovery that soil, groundwater and soil vapor are impacted by chlorinated solvents, the Project Site was enrolled in New York State Department of Environmental Conservation (“NYSDEC”) Brownfield Cleanup Program (“BCP”) (Site No. C203055). Pursuant to the BCP, a Remedial Investigation Report (“RIR”) was approved by the NYSDEC on March 8, 2013, and a Remedial Action Work Plan (“RAWP”) was approved by the NYSDEC on October 31, 2013. The RAWP was amended by an Explanation of Significant Difference issued by NYSDEC on August 19,

2019. Pending procurement of building permits, the Project Site would be remediated during construction under NYSDEC oversight and in accordance with the amended RAWP.

As the area's leading health care provider, UHP was concerned about both the negative health impact of a brownfield in the heart of its service area, as well as the lost opportunities represented by a vacant lot in a vastly underserved community. The Proposed Project would improve access to affordable primary, preventive and behavioral health care services for residents of the South Bronx. When completed, this project would deliver significant health care, economic development and environmental health benefits to the South Bronx, an area with a high percentage of traditionally underserved residents including the poor and minorities. Without UHP's involvement, this long-standing urban brownfield site would very likely continue to languish in its contaminated state.

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

Potential Impacts. DASNY, as lead agency, has inventoried all potential resources that could be affected by the Proposed Project or action, and assessed the magnitude, duration, likelihood, scale, and context of the Proposed Project and determined that no impact, or a small impact, may occur to the following resources: Land Use, Zoning and Public Policy, Socioeconomics, Community Facilities, Open Space and Recreational Facilities, Cultural Resources, Architectural Design and Visual Resources, Neighborhood Character, Natural Resources, Hazardous Materials, Infrastructure, Solid Waste and Sanitation Services, Use and Conservation of Energy, Transportation, Air Quality, Noise, and Construction (see *SEAF – Part 3*). No potential negative long-term or cumulative impacts or significant adverse environmental impacts were identified in connection with the Proposed Project.

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

- (i) there will be no substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; no substantial increase in solid waste production; and no substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will be no removal or destruction of large quantities of vegetation or fauna; no substantial interference with the movement of any resident or migratory fish or wildlife species; no impacts on a significant habitat area; no substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) there will be no impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;

- (iv) there will be no creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) there will be no impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) there will be no major change in the use of either the quantity or type of energy;
- (vii) there will be no creation of a hazard to human health;
- (viii) there will be no substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will be no encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) there will be no creation of a material demand for other actions that would result in one of the above consequences;
- (xi) there will be no changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment;
- (xii) there will not be two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision; and
- (xiii) there will be no other significant adverse environmental impacts.

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

**For Further Information:**

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

Address: DASNY  
515 Broadway  
Albany, New York 12207-2964

Telephone: (518) 257-3214

Email: [rderico@dasny.org](mailto:rderico@dasny.org)

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

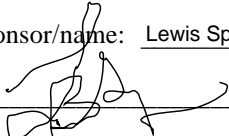
### Instructions for Completing

**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>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)			
<input type="checkbox"/> Forest           Agriculture                           Aquatic           Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

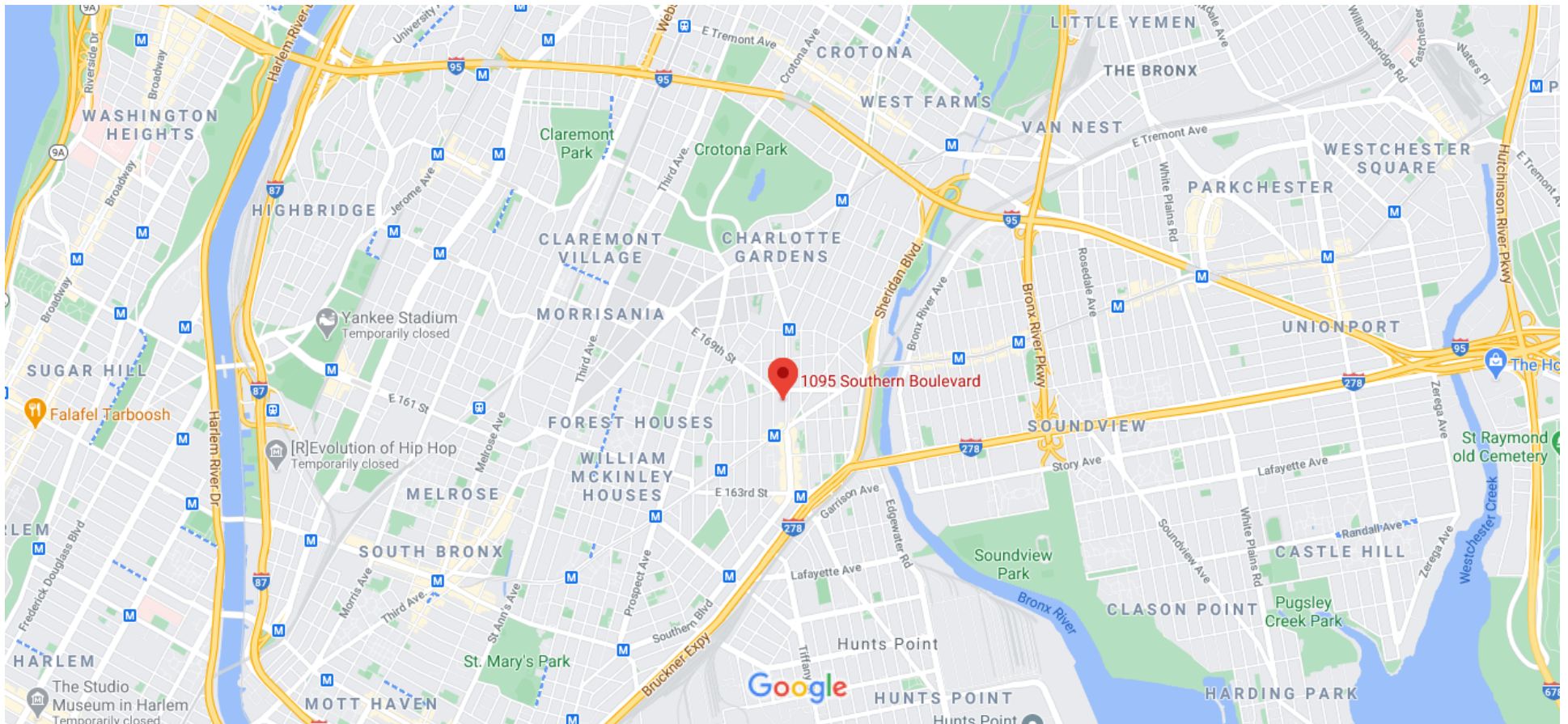
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
_____		
Storm water would be detained using rooftop detention and seven roof drains. Permits are being sought for the combined sewer connection and the detention volume provided on the roof.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project site is a brownfield, and UHP is participating in DEC's Brownfield Cleanup Program. There is a DEC-approved Remedial Action Work Plan, and the first phase of construction activities, scheduled for Q1 2021, would be implementation of the RAWP.		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Lewis Spann</u> Date: <u>11-6-2020</u>		
Signature:  Title: <u>Project Engineer</u>		





# 1095 Southern Blvd

Urban Health Plan, Inc. 2020 Financing Project



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?”

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

Project:

Date:

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

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

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

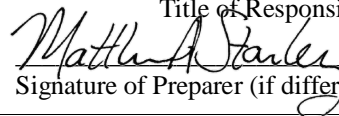
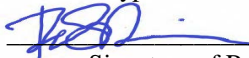
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer



\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

**SEQR Short Environmental Assessment Form Part 3 (continued)**  
**Urban Health Plan, Inc. 2020 Financing (1095 Southern Boulevard Extension Clinic)**  
**Diagnostic and Treatment Center Program**

**Land Use.** The Proposed Project is a 7-story medical facility, a commercial/office land use. The predominant land use within 400 feet of the Project Site is residential and commercial, including a mix of multifamily residential and mixed residential/commercial buildings of comparable height. The Proposed Project would reactivate a vacant and undeveloped property with a new medical facility that would be consistent with the existing land use pattern defining the surrounding area and would not introduce new uses that do not already exist. No impacts are expected.

**Zoning.** The Proposed Project is allowed as of right, according to the *Zoning Resolution of the City of New York* (“ZRCNY”). According to ZRCNY Map No. 6C, the Project Site is zoned R7-1 medium density residential with a C2-4 commercial (local retail) overlay. Allowable uses within the R7-1 district include ambulatory diagnostic or treatment health care facilities (Use Group 4). No zoning approvals are required to facilitate the Proposed Project. No impacts are expected.

**Public Policy.** The Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the State Smart Growth Public Infrastructure Policy Act (“SGPIPA”). A Smart Growth Impact Statement Assessment Form (“SGISAF”) is included with this determination.

**Socioeconomics.** The Project Site is a vacant parcel, therefore the Proposed Project would not result in the direct displacement of a residential population or existing business(es). The Proposed Project is not expected to have adverse effects on specific industries or indirect effects upon residents and businesses in the project vicinity, as UHP is an established provider of health care services in the local community and the proposed facility is intended to improve the delivery of such services. No impacts are expected.

**Community Facilities.** The Project Site is vacant, therefore the Proposed Project would not result in direct effects to a community facility. Given the minor increase in employees, the Proposed Project would not have an indirect effect on community facilities by introducing new populations that would overburden existing public schools, libraries, hospitals, child-care centers, or police and fire protection in the project vicinity. No impacts are expected.

**Open Space and Recreational Facilities.** The Project Site is a vacant parcel, therefore the Proposed Project would not result in direct effects to open space or recreational facilities. Given the minor increase in employees, the Proposed Project would not have an indirect effect on open space or recreational facilities in the project vicinity. No impacts are expected.

**Cultural Resources.** The New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) reviewed the Proposed Project and concluded that it would have No Impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places (OPRHP No. 17PR01425, March 16, 2017, attached).

**Urban Design and Visual Resources.** The Proposed Project would be allowed as of right under existing zoning, therefore it does not meet the threshold for a detailed urban design and visual resources analysis. No impacts are expected.

**Neighborhood Character.** The Proposed Project would not result in any adverse impacts to land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, or noise, therefore it does not meet the threshold for a detailed neighborhood character analysis. No impacts are expected.

**Natural Resources.** The Project Site is not in or adjacent to a Critical Environmental Area and does not contain any wetlands or waterbodies. In addition, the Project Site does not contain animals or associated habitats of species that are listed as threatened or endangered. No impacts are expected.

**Hazardous Materials.** Environmental investigations, including a Phase I Environmental Site Assessment and Phase II Environmental Site Investigation, have been performed at the Project Site. Following the discovery that soil, groundwater and soil vapor are impacted by chlorinated solvents, the Project Site was enrolled in New York State Department of Environmental Conservation (“NYSDEC”) Brownfield Cleanup Program (“BCP”) (Site No. C203055). Pursuant to the BCP, a Remedial Investigation Report (“RIR”) was approved by the NYSDEC on March 8, 2013, and a Remedial Action Work Plan (“RAWP”) was approved by the NYSDEC on October 31, 2013. The RAWP was amended by an Explanation of Significant Difference issued by NYSDEC on August 19, 2019. Pending procurement of building permits, the Project Site would be remediated during construction under NYSDEC oversight and in accordance with the amended RAWP.

**Infrastructure.** The Proposed Project would connect to public water supplies via a 4-inch domestic water service line, which connects to an existing 12-inch water main adjacent to the Project Site. The Proposed Project would connect to the existing wastewater system via a proposed 10-inch combined sewer connection. No impacts are expected.

**Solid Waste and Sanitation Services.** The Proposed Project would not result in significant additional populations, therefore it is not expected to generate a substantial amount of solid waste. Medical waste generated by the facility would be disposed of in accordance with New York State regulations. No impacts are expected.

**Use and Conservation of Energy.** The Proposed Project would be required to meet New York State Energy Code requirements. No impacts are expected.

**Transportation.** The Project Site is well served by various public transit options including the Bx4, Bx4A, Bx5, Bx6, Bx11, Bx17, Bx19, Bx27, and Bx35 local bus routes. All these routes have stops within a 0.5-mile walking distance from the Project Site along at least one of the following roads: Westchester Avenue, Southern Boulevard, Prospect Avenue, West Farms Road, East 163rd Street, or Hunts Point Avenue. The 2, 5, and 6 subway lines also serve the Project Site. Subway stations near the Project Site include the Simpson Street Station (2 and 5 line (approximately 0.1 miles away)) and the Whitlock Avenue and Hunts Point Avenue stations (6 line (both approximately 0.4 miles away)).

The Proposed Project would not generate more than 50 peak hour vehicle trips or 200 peak hour pedestrian or transit trips, therefore, additional transportation analyses are not warranted, and the Proposed Project would not result in any significant adverse transportation (traffic, parking, transit, or pedestrian) impacts.

**Air Quality.** The Proposed Project would not generate more than 170 peak hour vehicle trips, therefore, an air quality analysis is not warranted, and the Proposed Project would not result in any significant adverse mobile source air quality impacts. The Proposed Project was evaluated for potential stationary source air quality impacts using a screening analysis incorporating the following parameters: 57,683 gsf of development; new building height of approximately 85 feet; stack height of approximately 30 feet; 400 feet to nearest building of similar or greater height. Based on these parameters, the project falls below the applicable curve, therefore a potential stationary source air quality impact is unlikely and no further analysis is needed.

**Noise.** Based on the number of vehicle trips above, the Proposed Project would not double the number of passenger car equivalents (“PCE”) traveling to the site, thus a detailed noise analysis would not be required.

**Construction.** Construction activities associated with the Proposed Project would not include major stationary sources of air emissions (e.g., concrete batching plants) on the Project Site. The most intense construction activities where large non-road diesel engines would be employed are expected to last a total of approximately 18 months. The equipment that would be operating in later construction phases such as building superstructure, exterior façade work and interior fit-outs would be dispersed vertically throughout the building, resulting in very low concentration increments in adjacent areas.

Construction activities in the later construction phases would result in very little emissions since the heavy-duty diesel equipment associated with excavation and concrete work would no longer be needed on-site. There would be on-site gasoline, diesel, and electric (crane and hoist) powered equipment in use throughout the construction period. However, to ensure that the construction activities result in the lowest practicable diesel particulate matter (“DPM”) emissions: (i) construction activities would minimize the use of diesel engines and use electric engines, to the extent practicable and feasible; (ii) all on-site diesel equipment with a power rating of 50 horse power (“hp”) or greater would be U.S. Environmental Protection Administration (“EPA”) Tier 3-rated for emissions, and with a rating of less than 50 hp would meet at least the Tier 2 emissions standard; and (iii) all on-site diesel equipment would be located, to the extent practicable, as far as possible from the adjacent school building and the Broad Exchange residential building to the north. Based on the limited duration of intense construction activities and the construction air emission control measures in place, no significant adverse stationary source air quality impacts resulting from construction activities on the Project Site are anticipated; therefore, no further analysis is necessary.

Given the close proximity of public transportation to the Project Site (see *Transportation*, above), it is anticipated that the majority of construction personnel would use transit. No construction-period traffic or mobile-source air quality analyses are warranted.

During construction, the Proposed Project would be required to comply with an erosion and sedimentation control plan.

As described above, the soil, groundwater and soil vapor on the Project Site are impacted by chlorinated solvents. UHP is participating in NYSDEC’s Brownfield Cleanup Program, and the site would be remediated during construction under NYSDEC oversight and in accordance with the approved Remedial Action Work Plan.

No significant adverse construction-period impacts are anticipated.

## **Summary**

DASNY, as lead agency, has inventoried all potential resources that could be affected by the Proposed Project or action, and assessed the magnitude, duration, likelihood, scale, and context of the Proposed Project and determined that no impact, or a small impact, may occur to the following resources: Land Use, Zoning and Public Policy, Socioeconomics, Community Facilities, Open Space and Recreational Facilities, Cultural Resources, Urban Design and Visual Resources, Neighborhood Character, Natural Resources, Hazardous Materials, Infrastructure, Solid Waste and Sanitation Services, Use and Conservation of Energy, Transportation, Air Quality, Noise, and Construction. No potential negative long-term or cumulative impacts or significant adverse environmental impacts were identified in connection with the Proposed Project.

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

- (i) there will be no substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; no substantial increase in solid waste production; and no substantial increase in potential for erosion, flooding, leaching or drainage problems;

- (ii) there will be no removal or destruction of large quantities of vegetation or fauna; no substantial interference with the movement of any resident or migratory fish or wildlife species; no impacts on a significant habitat area; no substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) there will be no impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;
- (iv) there will be no creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) there will be no impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) there will be no major change in the use of either the quantity or type of energy;
- (vii) there will be no creation of a hazard to human health;
- (viii) there will be no substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will be no encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) there will be no creation of a material demand for other actions that would result in one of the above consequences;
- (xi) there will be no changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment;
- (xii) there will not be two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision; and
- (xiii) there will be no other significant adverse environmental impacts.

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



# Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

March 16, 2017

Mr. Michael Keane  
Senior Environmental Planner  
Langan  
360 W 31st Street  
8th Floor  
New York, NY 10001

Re: DOH  
1095 Southern Boulevard: Proposed 8-story medical office building  
1095 Southern Boulevard, Bronx, NY  
17PR01425

Dear Mr. Keane:

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 New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

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

Sincerely,

Michael F. Lynch, P.E., AIA  
Director, Division for Historic Preservation





DASNY

### SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: December 31, 2020 Project Number: N/A  
Project Applicant: Urban Health Plan, Inc.  
Project Name: 2020 Financing (1095 Southern Boulevard Extension Clinic)  
Program: Diagnostic and Treatment Center Program  
Project Location: 1095 Southern Boulevard, Bronx (Bronx 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:

Proposed Action: Authorization of the issuance of tax-exempt and/or taxable, fixed and/or variable rate Series 2020A and 2020B bonds to be sold through a private placement.

Proposed Project: The development of a new extension clinic on a vacant lot; the new building would be a 57,683 square-foot, eight-story facility that would include approximately 29,602 square-feet of clinical (Article 28) space, with the remainder for mechanical areas and an 82-space parking garage.

**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

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<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.

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**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.



December 31, 2020

**Signature/Date**

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

**Print Name and Title**