



DASNY

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Memorandum

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

FROM: Elisabeth A. Draper, Environmental Manager, Office of Environmental Affairs

DATE: September 9, 2024

RE: *State Environmental Quality Review (SEQR) Type II Determination* for the Northwell Health Obligated Group *2024 Financing Project*, various locations (Nassau, Richmond, Suffolk, and Westchester Counties), New York

Description of Proposed Action and Proposed Project. The Northwell Health Obligated Group (“Northwell”) has requested financing from the Dormitory Authority of the State of New York (“DASNY”) for its *2024 Financing Project* (the “Proposed Project”). Based on a review of the attached *Single Approval Transaction Summary*, dated September 3, 2024, it has been determined that the Proposed Action would involve DASNY’s authorization of the issuance of one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds in an amount not to exceed \$1,300,000,000 with maturities not to exceed 30 years are to be sold at one or more times through a negotiated offering and/or a private placement.

2024 Financing Project. The proceeds of the bond issuance would be used to finance the *2024 Financing Project*, which would involve:

- *Refunding.* Refunding all or a portion of DASNY’s North Shore – Long Island Jewish Obligated Group Revenue Bonds, Series 2009B, C and D (\$58.2 million) and the forward refunding of all or a portion of DASNY’s North Shore – Long Island Jewish Obligated Group Revenue Bonds, Series 2015A (\$359.9 million).
- *Construction, Renovation and Modernization.* Various construction, renovation, and modernization projects for the members of the Northwell Health Obligated Group (\$740.5 million) (see *Institution* below), as follows:

Glen Cove Hospital (101 St. Andrews Lane, Glen Cove (Nassau County), New York)

A and B Buildings Upgrades. Modernization of the main entrance to the hospital and recladding of the A and B Buildings; new signage and modifications to the existing canopy and repairs to the brick façade. Project is currently in design phase.

C Building Façade Repairs. Remove sections of failing exterior wall envelope and make repairs.

L Building Façade and Envelope Repairs. Remove and repair failing sections of exterior façade and envelope; remove and replace existing windows.

Visitor and Employee Parking Lot #7 Upgrades. Remove and repair damaged asphalt and curbs; add drainage infrastructure to improve stormwater runoff. Replace parking lot lighting.

Long Island Jewish Medical Center (“LIJMC”) (270-05 76th Avenue, New Hyde Park (Queens County), New York)

Cath Lab 3. Renovation of approximately 600 square feet (“sf”) of an existing Cath Lab to install a new state of the art Cath Lab.

Cath Lab Electrophysiology Combo Room 4. Renovation of approximately 1,000 sf of an existing Cardiac Cath Lab into a Combination Electrophysiology/Cardiac Catheterization Lab.

Hybrid Room Replacement. Renovation of approximately 700 sf of an existing Hybrid Operating Room to install new state of the art equipment.

Long Island Jewish Valley Stream Hospital (“LIJVS”) (900 Franklin Avenue, Valley Stream (Nassau County), New York)

Electrical Upgrade Project. Upgrade main electrical service to 480 volts. Furnish and install new vaults, transformers, wiring feeds to bring service into the building and the construction of an all-new interior switchgear room to accept the new 480v service.

Facade Phase 2. Continuation of upgrades to the remaining front portion of the facade for the facility (East and South Elevations).

Mather Hospital (75 North Country Road, Port Jefferson (Suffolk County), New York)

Emergency Department Renovation. Construction of a 49,000-sf, two (2) level extension to the existing North side of the hospital; construction of new parking lot on the north and east side of the construction area; construction of helipad; and new hospital generators.

North Shore University Hospital (“NSUH”) (300 Community Drive, Manhasset (Nassau County), New York)

Advanced Surgical Pavilion. Construction of an 8-story, 288,000-sf Advanced Surgical Pavilion (“ASP”) to include new surgical suites, intensive care units, ICU beds, shell space, parking, and new lobby connecting Tower and ASP building.

Post-Anesthesia Care Unit (“PACU”). Upon completion of the ASP project, existing operating rooms will be decommissioned and renovated via a multi phased construction project into a new 42 bed PACU unit (approximately 14,678 sf).

Garage Restoration. Restoration of four parking garages to bring them into a good state of repair and extend their useful life.

Tower Building CMU Shaft Wall Repairs. The mechanical riser CMU shaft wall running vertically up the northwest corner of the Tower Building from the basement level to the 9th floor needs repairs to stabilize it and ensure proper fire separation to adjacent spaces within the building.

Northern Westchester Hospital (400 East Main Street, Mount Kisco (Westchester County), New York).

Post-Anesthesia Care Unit 1A Expansion. Renovation to convert the former Clinical Lab Space (approximately 11,500 sf) into thirteen (13) PACU bays which would include new supported areas.

Phelps Hospital (701 North Broadway Sleepy Hollow (Westchester County), New York)

Maternal Child Health. A 22,000-square-foot complete 'white box' renovation to the 4th Floor North/South and Center wings to create new Labor and Delivery ("LDR")/Operating Room suites (4 LDRs, 2 C/S & triage), Post-Partum suites (15 rooms) and Well Baby Nursery Suite.

5th Floor Renovation. A 15,000-sf renovation of North and South Wings on the 5th floor; 14 private rooms on North; cosmetic upgrade of South with the installation of automatic sprinklers.

South Shore University Hospital ("SSUH") (301 East Main Street, Bay Shore (Suffolk County), New York)

SSUH Pavilion. Construction of a new standalone patient pavilion (190,000 sf, 6 stories, 90 patient beds, 10 operating rooms).

Building Cladding (Tower Building). The existing 7-story Tower Building (currently brick and punched windows) would be overclad with metal panels and Trespa panels to create visual continuity with the new Pavilion Building.

Staten Island University Hospital ("SIUH") – Main Campus: 475 Seaview Avenue, Staten Island (Richmond County), New York; Prince's Bay Campus: 375 Seguin Avenue, Staten Island (Richmond County), New York

Sprinkler Upgrade. Installation of building-wide sprinkler system (fire suppression system, to comply with local law).

Fire Alarm Upgrade. Installation of building-wide addressable fire alarm system to replace antiquated equipment.

Campus Roof Replacement. Replacement of Main Building lower roofs (Buildings A/B/C/D, approximately 56,000-sf replacement).

Primary Switchgear Room Upgrades. Reconstruction of SIUH Primary Switchgear Room and re-distribution of normal and emergency power feeders to tie Main Hospital into new Central Utility Plant Emergency Power System.

Building Façade Repair (Prince's Bay Campus). Repair building façade.

Sprinkler Installation (Prince's Bay Campus). Installation of building wide sprinkler system (fire suppression system, to comply with local law).

Roof Replacement (Prince's Bay Campus). Replacement of roofs on main hospital buildings, approximately 200,000-sf replacement.

Fire Alarm Upgrade (Prince's Bay Campus). Installation of building-wide addressable FA system to replace antiquated equipment.

Together, these various project elements constitute the "Proposed Project" for purposes of SEQR compliance.

Institution. Northwell Health, Inc. ("NHI"), together with its member corporations and affiliated entities, constitutes an integrated healthcare delivery system serving the greater metropolitan New York area, and is comprised of 19 hospitals, three long-term care facilities, four certified home health care agencies, six trauma centers, a hospice network, over 800 ambulatory and physician practice locations, the Feinstein Institute for

Medical Research and other controlled entities (collectively referred to as “the “System”). NHI is the corporate parent of the System. The members of the Northwell Health Obligated Group (the “Obligated Group”), each of which is part of the System, are: Long Island Jewish Medical Center, Mather Hospital, North Shore University Hospital, Glen Cove Hospital, Phelps Hospital, Plainview Hospital, Northern Westchester Hospital, Northwell Health Stern Family Center for Rehabilitation, South Shore University Hospital (formerly Southside Hospital), Huntington Hospital Association, Staten Island Hospital, Lenox Hill Hospital, and Northwell Healthcare, Inc. (“HCI”).

SEQR Determination. DASNY conducted this environmental review in compliance with 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.

Mather Hospital Emergency Department Renovation. Previously, Northwell sought and received approval for the *Mather Hospital Emergency Department Renovation* from the Incorporated Village of Port Jefferson (the “Village”). The Village Planning Board served as lead agency 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 16, 2022, attached). While DASNY was not an involved agency for that coordinated review, it is bound by the determination of the lead agency.¹

Based on the above, 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 *Mather Hospital Emergency Department Renovation* would not have a significant adverse impact on the environment.

NSUH Advanced Surgical Pavilion. Previously, Northwell sought and received approval for the NSUH Advanced Surgical Pavilion from the Town of North Hempstead (the “Town”). The Town served as lead agency and conducted a coordinated SEQR review of the Proposed Project. Representatives of DASNY reviewed the *SEQR Negative Declaration Notice of Determination of Nonsignificance* (dated November 28, 2018, attached). While DASNY was not an involved agency for that coordinated review, it is bound by the determination of the lead agency.²

It has been determined that the *NSUH Advanced Surgical Pavilion Project* has not changed from the previous SEQR process (reviewed by DASNY on April 22, 2022); and that no further environmental review by DASNY is required.

SSUH Pavilion. Previously, Northwell sought and received approval for the *SSUH Pavilion* from the Town of Islip (the “Town”). The Town Board served as lead agency and conducted a coordinated SEQR review of the Proposed Project. Representatives of DASNY reviewed the *SEQR Negative Declaration Notice of Determination of Nonsignificance* (dated October 19, 2018, attached). While DASNY was not an involved agency for that coordinated review, it is bound by the determination of the lead agency.³

Based on the above, 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 *SSUH Pavilion* would not have a significant adverse impact on the environment.

The remaining Proposed Project components are classified as follows:

¹ 6 N.Y.C.R.R. § 617.6(b)(3)(iii).

² *ibid.*

³ *ibid.*

Refunding. Refinancing of existing debt is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(29).

Equipment Purchase. These components of the Proposed Project would involve “the purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials.” These would be Type II actions as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(31).

Renovation, Rehabilitation, and Fit-Out. These components of the Proposed Project would involve the “replacement, rehabilitation, or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy or fire codes...” which are Type II actions as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(2).

Maintenance or Repair. These components of the Proposed Project would involve “maintenance or repair involving no substantial changes in an existing structure or facility” which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(1).

Type II “...actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8.”⁴ Therefore, no further SEQR determination or procedure is required for any component of the Proposed Project identified as Type II.

SHPA 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 the DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”). In compliance with Article III, Section 3.0 of the MOU, OPRHP would be notified of the Proposed Project being funded with bond proceeds.

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 State Registers of Historic Places.

Cc: Matthew T. Bergin
David Ostrander
Michael Logan

4. 6 N.Y.C.R.R. § 617.5(a).