

David A. Paterson
Governor



Deborah VanAmerongen
Chairperson

New York State Division of Housing and Community Renewal

Hampton Plaza
38-40 State Street
Albany, NY 12207

January 14, 2010

SENT VIA ELECTRONIC AND U.S. MAIL

Mr. Todd McClutchy, Senior Developer
Ashburton Avenue I, LLP
c/o The Richman Group
340 Pemberwick Road
Greenwich, CT 06831
todd@richmancapital.com

Re: SHARS Number: 20096103
Ashburton Avenue I, LLP
Ashburton Senior Apartments
110 Ashburton Avenue, City of Yonkers, Westchester County

Dear Mr. McClutchy:

On April 9 and 12, 2009, the New York State Division of Housing and Community Renewal (DHCR), published a "Combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds". DHCR is the designated tax credit agency for the disbursement of funds in connection with the federal Tax Credit Assistance Program authorized under the "American Recovery and Reinvestment Act". DHCR prepared the combined FONSI after compiling its "TCAP Programmatic Environmental Review Record" dated April 9, 2009. On June 17, 2009, DHCR received a notice of Authority to Use Grant Funds, which certifies that the requirements under 24 CFR Part 58 of HUD environmental review regulations had been satisfied.

DHCR has determined that the Environmental Review Record, dated January 14, 2010, for the above referenced project complies with the requirements of 24 CFR Part 58 of HUD Environmental Review regulations. This letter constitutes clearance of the environmental review of this project and removal of the limitation on commitment of HUD TCAP assistance per [24 CFR 58.22(b)]. A copy of this letter and the ERR will be posted at <http://nysdhcr.gov/general/ARRA/EnvironmentalReview.htm>.

DHCR, in compliance the New York State Environmental Quality Review Act (SEQRA), accepts the determination of The New York State Housing Trust Fund Corporation (HTFC), which concurred with the Lead Agency, the City of Yonkers, which conducted a coordinated review for SEQRA and issued its Findings Statement for a Type I Action on April 26, 2006.

If you have any questions or concerns regarding this environmental clearance letter, please contact me at (518) 402-3392 or bwigzell@nysdhcr.gov.

Sincerely,

Barbara H. Wigzell, R.A.
Certifying Officer
SEQR Officer

Cc: Cathy Frangella, TCAP Program Manager
Michael Ferguson, HTFC Project Manager
Wayne Petterson, DHCR Program Management

Web Site: www.nysdhcr.gov
Email address: dhcrinfo@nysdhcr.gov

Environmental Assessment
Site Specific Review

Responsible Entity: NYS Division of Housing and Community Renewal (DHCR)
Certifying Officer: Barbara H. Wigzell, RA, DHCR
Program Name: The Tax Credit Assistance Program (TCAP)
American Recovery and Reinvestment Act (ARRA) of 2009
Federal Agency: U.S. Department of Housing and Urban Development (HUD)
Project #: 20096103
Project Sponsor: Ashburton Avenue I, LLP
Project Name: Ashburton Senior Apartments
Project Site Address: 110 Ashburton Avenue
City of Yonkers
Project County: Westchester
Estimated project costs: \$ 18,822,236
Total TCAP Award: \$ 2,755,116
Project Sponsor Address: c/o The Richman Group
340 Pemberwick Road
Greenwich, CT 06831
Primary Contact's Name: Todd McClutchy, Senior Developer
E-Mail address: todd@richmancapital.com
Telephone Number: (203) 869-0900 Ext. 315
Program Classification: 58.36 - Environmental Assessment

ENVIRONMENTAL FINDING: [58.40(g)]

- Finding of No Significant Impact** - The project will not result in a significant impact on the quality of the human environment.
- Finding of Significant Impact** - The project may significantly affect the quality of the human environment.

The undersigned hereby certifies that DHCR has conducted an environmental review of the project identified above and prepared the attached environmental review record in compliance with all applicable provisions of the National Environmental Policy Act of 1969, as amended, (42 USC sec. 4321 et seq.) and its implementing regulations at 24 CFR Part 58.

Preparer Signature:

NAME: Heather M. Spitzberg

Title/Agency: Environmental Analyst
New York State Division of Housing & Community Renewal

Date: January 14, 2010

Project Name: Ashburton Senior Apartments
Project #: 20096103

Environmental Assessment
Site Specific Review

Project Description:

Ashburton Avenue I, LP c/o The Richman Group Development Corporation proposes new construction of a 4 story building for seniors, with 49 residential units, on a .95 acre site at 110 Ashburton Avenue in the City of Yonkers, Westchester County. The building will include an elevator, community room and laundry services. The design and construction of the project will follow the NYS Division of Housing and Community Renewal's guidelines for the "Green Building" and Energy Efficiency" Initiatives. Public water and sewer are available at the site. Site work will include clearing, grading and excavation, construction of driveways, parking areas and sidewalks, finish grading and landscaping.

Summary of Findings and Conclusions

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

The proposed project is being developed by a developer of affordable housing. The only other alternative considered is a No Action Alternative, described in more detail below. As described below, absent the requested funding, the project site would remain vacant and needed affordable housing for low-income individuals would not be provided.

No Action: If no actions are taken, the existing site would remain vacant and the benefits to low and moderate income households who need safe and decent affordable housing, would be lost. Through inaction, New York State will lose an opportunity to construct affordable housing projects and provide a large number of construction and related jobs in a time of economic uncertainty.

Action: Refer to project description above.

The construction of this project will not cause any significant, adverse environmental impacts.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

Toxic or Hazardous Substances and Radioactive Materials: A Phase I Environmental Site Assessment (ESA), dated February 22, 2005, prepared by Carlin, Simpson & Associates was updated on February 12, 2008. It recommended the preparation of a Phase II Environmental Site Investigation (ESI) because the currently vacant sites were formerly occupied by residential buildings and, then, automotive storage. Additionally, there were potentially several off-site sources of contamination. The investigations also revealed the presence of buried fill and debris on the site. A Phase II ESI, dated May 3, 2006 conducted a magnetometer survey and performed test pits in the areas of the former site structures. The magnetometer survey identified a few anomalies, but none were large enough to be underground storage tanks or buried drums. No hazardous materials were observed in the test pits and there was no soils staining, unusual odors or PID readings noted in the pits. Based on the test pit observations and the field screening results, there was no evidence of contamination present in the test pit locations and, therefore, no soil samples were collected and laboratory analytical testing was not required for the site.

There is a slight possibility that isolated areas of contamination may exist on the parcel and/or that hazardous materials (i.e. asbestos containing materials) may be buried within portions of the existing fill and debris. If during construction, areas of stained soils or odors are encountered or suspect hazardous materials are discovered, the suspect material must be segregated until it can be sampled for laboratory analytical testing and the sponsor must comply with all regulations regarding the proper disposal of the

waste. The HTFC Environmental Analyst must be notified and copied on all documentation regarding the discovered materials.

Finally, the fill and buried debris that remains at the site requires proper disposal at an off-site facility that accepts this type of waste. Prior to site disturbing activities, the sponsor must submit written confirmation to the HTFC Environmental Analyst that the debris will be properly disposed. At the end of the project, confirmation of proper disposal, including waste manifests, must be submitted to the HTFC Environmental Analyst.

The project sites are located in an area with low potential for radon levels to exceed the U.S. Environmental Protection Agency (EPA) action level.

THE FOLLOWING DOCUMENTS ARE AVAILABLE FOR REVIEW BY REQUEST TO THE DHCR CERTIFYING OFFICER at bwigzell@nysdhcr.gov or (518) 402-3392.

List of Additional Studies Performed, Attachments, Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Ashburton Avenue Urban Renewal Plan and Master Plan

City of Yonkers Final Environmental Impact Statement, dated February 14, 2006

City of Yonkers Record of Decision and Findings Statement, dated April 26, 2006

City of Yonkers Planning Board Negative Declaration, dated July 12, 2006

Explosive and Flammable Facilities Assessment, prepared by Langan Engineering & Environmental Services, dated January 12, 2010

Noise Assessment, prepared by Tim Miller Associates, Inc., dated September 4, 2009.

Phase I Environmental Site Assessment (ESA), prepared by Carlin, Simpson & Associates, dated February 22, 2005, updated February 12, 2008

Phase II ESI, prepared by Carlin, Simpson & Associates, dated May 3, 2006

Soil Erosion and Sediment Control Report, prepared by Langan Engineering and Environmental Services, dated September 8, 2005

Stormwater Management Report, dated October 24, 2007, prepared by Langan Engineering and Environmental Services

EPA Map of Radon Zones for New York State

NYS Office of Parks, Recreation and Historic Preservation

Flood Insurance Rate Map Panel Numbers 36119C0309F dated September 28, 2007

APPENDIX A
Statutory Checklist
Site Specific
[24CFR §58.5 and 58.6]

Project #: **20096103**
Project Name: **Ashburton Senior Apartments**
Project Address: 110 Ashburton Avenue
City of Yonkers, Westchester County

Date: January 14, 2010

For each listed statute, executive order or regulation, record the determinations made. Note reviews, consultations or mitigation measures required:

A - Not Applicable to this project OR B - Consultation, Permit and/or Mitigation Required

Then, make a determination of compliance or consistency in the Section provided.

Factors	A	B	Determinations and Compliance Documentation
Historic Preservation [36 CFR 800]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project has been reviewed in accordance with Section 106 of the National Historic Preservation Act. A letter from the NYS Office of Parks, Recreation and Historic Preservation, dated December 21, 2009, indicates that the proposed project will have "No Effect" on cultural or historic resources. No further action is required. A review by the tribal historic office is not necessary for projects located in Westchester County.
Floodplain Management [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not in a Special Flood Hazard Area, according to the FIRM Map Panel Number 36119C0309F, dated September 28, 2007, and a January 12, 2009 determination letter from the City of Yonkers Department of Housing and Buildings. No further action is required.
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project work is located on a prior disturbed urban site. No further action is required.
Coastal Zone Management Act [Sections 307(c),(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to the New York State Coastal Atlas, the site is not located in a coastal zone. No further action is required.
Sole Source Aquifers [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is not located in a SSA Area.
Endangered Species Act [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project work is located on a prior disturbed urban site. No further action is required.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is not located near a WSRR.

Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The project is in Westchester County, which is in nonattainment for PM-2.5 and is in a nonattainment area and classified as "moderate" for 8-Hr Ozone and PM-10. Ozone is created by emissions of volatile organic compounds (VOC) and nitrogen oxides (NOx). Both VOCs and NOx are emitted by transportation and industrial sources. Particulate matter includes dust, dirt, soot smoke and liquid droplets directly emitted into the air by sources such as factories, power plants, cars, construction activity, fires and natural windblown dust.</p> <p>The proposed project is a residential use and unlikely to significantly impact air quality from emissions of VOCs, NOx or particulate matter.</p> <p>Since the project is for residential use there will be no significant increase on traffic.</p>
Farmland Protection Policy Act [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project work is located on a prior disturbed urban site. No further action is required.</p>
Environmental Justice [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project work is in a residential area that has not been identified as disproportionately affected by adverse environmental impacts.</p>
Noise Abatement and Control [24 CFR 51 B]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>There are no major roadway noise sources within 1,000 feet of the site or railroad noise sources within 3,000 feet of the site. According to noise contour maps, the noise produced by the airport sources within the limiting distances from the site (Westchester, Teterboro & LaGuardia) falls within the "acceptable" range. Noise Assessment, prepared by Tim Miller Associates, Inc., dated September 4, 2009.</p>
Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A Phase I Environmental Site Assessment (ESA), dated February 22, 2005, prepared by Carlin, Simpson & Associates was updated on February 12, 2008. It recommended the preparation of a Phase II Environmental Site Investigation (ESI) because the currently vacant sites were formerly occupied by residential buildings and, then, automotive storage. Additionally, there were potentially several off-site sources of contamination. The investigations also revealed the presence of buried fill and debris on the site. A Phase II ESI, dated May 3, 2006 conducted a magnetometer survey and performed test pits in the areas of the former site structures. The magnetometer survey identified a few anomalies, but none were large enough to be underground storage tanks or buried drums. No hazardous materials were observed in the test pits and there was no soils staining, unusual odors or PID readings noted in the pits. Based on the test pit observations and the field screening results, there was no evidence of contamination present in the test pit locations and, therefore, no soil samples were collected and laboratory analytical testing was not required for the site.</p> <p>There is a slight possibility that isolated areas of contamination may exist on the parcel and/or that hazardous materials (i.e. asbestos containing materials) may be buried within portions of the existing fill and debris. If during construction, areas of stained soils or odors are encountered or suspect hazardous materials are discovered, the suspect material must be segregated until it can be sampled for laboratory analytical testing and the sponsor must</p>

		<p>comply with all regulations regarding the proper disposal of the waste. The HTFC Environmental Analyst must be notified and copied on all documentation regarding the discovered materials.</p> <p>Finally, the fill and buried debris that remains at the site requires proper disposal at an off-site facility that accepts this type of waste. Prior to site disturbing activities, the sponsor must submit written confirmation to the HTFC Environmental Analyst that the debris will be properly disposed. At the end of the project, confirmation of proper disposal, including waste manifests, must be submitted to the HTFC Environmental Analyst.</p> <p>The project sites are located in an area with low potential for radon levels to exceed the U.S. Environmental Protection Agency (EPA) action level.</p>
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	<input checked="" type="checkbox"/>	<input type="checkbox"/> An Explosive and Flammable Facilities Assessment Report, dated January 12, 2010, was prepared by Langan Engineering & Environmental Services. It demonstrates that the only above ground storage tank (AST) that is not within the acceptable separation distance (ASD) from the project site is located at St. John's Riverside Hospital -- Park Care Pavilion, which is across the street from the project site. However, this tank is not within a line of sight from the project site as there are several buildings of considerable size between the tank and the project site. No further action is necessary.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	<input checked="" type="checkbox"/>	<input type="checkbox"/> The site is not located within 2,500 feet of any designated commercial service airports or within 15,000 feet of any military airfields.

NOTES:

Heather M. Spitzberg

January 14, 2010

APPENDIX B
Environmental Assessment Checklist
Site Specific

SHARS #: **20096103**
 Project Name: **Ashburton Senior Apartments**
 Project Address: 110 Ashburton Avenue
 City of Yonkers, Westchester County

Date: January 14, 2010

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]
 Evaluate the significance of the effects of the proposal on the character, features and resources of the project area.

Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a finding of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional materials as needed.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	2	<p>This project area was included in the review of the larger Ashburton Avenue Urban Renewal Plan and Ashburton Avenue Master Plan by the City of Yonkers, in cooperation with the Yonkers Community Development Agency. A Generic Environmental Impact Statement (EIS) was prepared in accordance with the National Environmental Policy Act (NEPA) and the State Environmental Quality Review Act (SEQR). The Generic EIS includes a site specific review of this project site, which is labeled as "Site A" in the EIS. A Final EIS (FEIS) was prepared and adopted on February 14, 2006. A Record of Decision (ROD) and Findings Statement was adopted on April 26, 2006. On April 19, 2006, the Sponsor submitted an application for site plan approval to the City of Yonkers Planning Board. The Planning Board conducted a separate SEQR review of the project and, acting as Lead Agency, approved a Negative Declaration on July 12, 2006. On January 9, 2009 an amended site plan was approved by the City of Yonkers Planning Board. On December 12, 2007 and January 8, 2008, a Planned Urban Redevelopment special use permit was granted by the Planning Board and City Council.</p>

<p>Compatibility and Urban Impact</p>	<p>2</p>	<p>This project area was included in the review of the larger Ashburton Avenue Urban Renewal Plan and Ashburton Avenue Master Plan by the City of Yonkers, in cooperation with the Yonkers Community Development Agency. A Generic Environmental Impact Statement (EIS) was prepared in accordance with the National Environmental Policy Act (NEPA) and the State Environmental Quality Review Act (SEQR). The Generic EIS includes a site specific review of this project site, which is labeled as "Site A" in the EIS. A Final EIS (FEIS) was prepared and adopted on February 14, 2006. A Record of Decision (ROD) and Findings Statement was adopted on April 26, 2006. On April 19, 2006, the Sponsor submitted an application for site plan approval to the City of Yonkers Planning Board. The Planning Board conducted a separate SEQR review of the project and, acting as Lead Agency, approved a Negative Declaration on July 12, 2006. On January 9, 2009 an amended site plan was approved by the City of Yonkers Planning Board. On December 12, 2007 and January 8, 2008, a Planned Urban Redevelopment special use permit was granted by the Planning Board and City Council.</p>
<p>Slope</p>	<p>1</p>	<p>The proposed project work is located on a prior disturbed urban site. According to the Soil Erosion and Sediment Control Report, dated September 8, 2005, prepared by Langan Engineering and Environmental Services, the site slopes severely from the north to the south. Slopes throughout the site range from 50% to 7% and average 25-35%. A stormwater collection/conveyance system is proposed that will discharge to stormwater management facilities comprised of interconnected underground concrete dry well systems. The proposed building finished first floor elevation is 187 and the parking area will slope away from the building in a southerly direction at 8%. To accommodate the proposed grade, a retaining wall ranging in height from 2 to 26 feet is required along the easterly, westerly and southerly property lines.</p>
<p>Erosion</p>	<p>1</p>	<p>The proposed project work is located on a prior disturbed urban site. According to the Soil Erosion and Sediment Control Report, dated September 8, 2005, prepared by Langan Engineering and Environmental Services, soil erosion and sediment control measures for the site have been designed in accordance with the New York Guidelines for Urban Erosion and Sediment Control.</p>

Soil Suitability	1	<p>According to the Ashburton Avenue Final Environmental Impact Statement, dated February, 2006, soils at the site consist of some portion of Urban Land. This designation applies to soils that have been significantly altered by filling, regrading and/or construction. Soil characteristics such as suitability for construction are variable. This new construction project will be required to follow local building code in regards to conducting soil borings.</p>
Hazards and Nuisances including Site Safety	2	<p>A Phase I Environmental Site Assessment (ESA), dated February 22, 2005, prepared by Carlin, Simpson & Associates was updated on February 12, 2008. It recommended the preparation of a Phase II Environmental Site Investigation (ESI) because the currently vacant sites were formerly occupied by residential buildings and, then, automotive storage. Additionally, there were potentially several off-site sources of contamination. The investigations also revealed the presence of buried fill and debris on the site. A Phase II ESI, dated May 3, 2006 conducted a magnetometer survey and performed test pits in the areas of the former site structures. The magnetometer survey identified a few anomalies, but none were large enough to be underground storage tanks or buried drums. No hazardous materials were observed in the test pits and there was no soils staining, unusual odors or PID readings noted in the pits. Based on the test pit observations and the field screening results, there was no evidence of contamination present in the test pit locations and, therefore, no soil samples were collected and laboratory analytical testing was not required for the site.</p> <p>There is a slight possibility that isolated areas of contamination may exist on the parcel and/or that hazardous materials (i.e. asbestos containing materials) may be buried within portions of the existing fill and debris. If during construction, areas of stained soils or odors are encountered or suspect hazardous materials are discovered, the suspect material must be segregated until it can be sampled for laboratory analytical testing and the sponsor must comply with all regulations regarding the proper disposal of the waste. The HTFC Environmental Analyst must be notified and copied on all documentation regarding the discovered materials.</p> <p>Finally, the fill and buried debris that remains at the site requires proper disposal at an off-site facility that accepts this type of waste. Prior to site disturbing activities, the sponsor must submit written confirmation to the HTFC Environmental Analyst that the debris will be properly disposed. At the end of the project, confirmation of proper disposal, including waste manifests, must be submitted to the</p>

		<p>HTFC Environmental Analyst.</p> <p>The project sites are located in an area with low potential for radon levels to exceed the U.S. Environmental Protection Agency (EPA) action level.</p>
Energy Consumption	1	The design and construction of the project will follow the NYS Division of Housing and Community Renewal's guidelines for the "Green Building" and Energy Efficiency" Initiatives.
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	1	The project is construction of 49 residential units with 23 parking spaces. It will not contribute to community noise levels and will not result in significant levels of traffic (a mobile noise source) or stationary noise sources.
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	<p>The project is in Westchester County, which is in nonattainment for PM-2.5 and is in a nonattainment area and classified as "moderate" for 8-Hr Ozone and PM-10. Ozone is created by emissions of volatile organic compounds (VOC) and nitrogen oxides (NOx). Both VOCs and NOx are emitted by transportation and industrial sources. Particulate matter includes dust, dirt, soot smoke and liquid droplets directly emitted into the air by sources such as factories, power plants, cars, construction activity, fires and natural windblown dust.</p> <p>The proposed project is a residential use and unlikely to significantly impact air quality from emissions of VOCs, NOx or particulate matter.</p> <p>Since the project is for residential use there will be no significant increase on traffic.</p>
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	As stated in section 4 of the FEIS, the visual character of the proposed action will be an overall improvement to the project area, by the streetscape improvements and the addition of residential developments on the vacant site.
Socioeconomic		
Demographic Character Changes	1	The project will not alter the demographic character of the area. The project is intended to serve an existing need for affordable housing for income-qualified families.

Displacement	1	The project is new construction on a previously improved urban lot. No displacement will occur.
Employment and Income Patterns	1	The project will not alter the employment and income patterns in the area. The project is intended to serve an existing need for affordable housing for income-qualified families.
Community Facilities and Services		
Educational Facilities	1	The Yonkers School District is comprised of 29 elementary schools, 4 junior high schools and 5 senior high schools. The FEIS determine that there would be no significant adverse effects on educational facilities. The project proposes construction of 49 residential units for seniors. It will not place a significant demand on public schools.
Commercial Facilities	2	The project will result in a significant positive effect on existing commercial establishments that are nearby to the site. The project is accessible to employment, shopping and services and there is adequate public transportation to these facilities.
Health Care	1	The project site is located across the street from a hospital. Westchester County is a major provider of social services in Yonkers. Because Yonkers' population has been decreasing, it is anticipated that the social service structure can accommodate a gradual growth. It is expected that a majority of the households moving into the new units are already Yonkers residents and will not represent an influx of outsiders demanding services. FEIS Section 3.7.
Social Services	1	The project site is located across the street from a hospital. Westchester County is a major provider of social services in Yonkers. Because Yonkers' population has been decreasing, it is anticipated that the social service structure can accommodate a gradual growth. It is expected that a majority of the households moving into the new units are already Yonkers residents and will not represent an influx of outsiders demanding services. FEIS Section 3.7.
Solid Waste	1	Residential solid waste is collected by the City's Environmental Services Division. The City participates in the state mandated recycling program. Since the City is well below its peak population, the current refuse collection system is expected to be able to absorb the refuse generated by the project.

Waste Water	1	The project proposes 49 residential units for seniors. It will not place a significant demand on waste water services, which are provided by the City of Yonkers.
Storm Water	1	The proposed project work is located on a prior disturbed urban site. According to the Soil Erosion and Sediment Control Report, dated September 8, 2005, and the Stormwater Management Report, dated October 24, 2007, both prepared by Langan Engineering and Environmental Services, soil erosion and sediment control measures for the site have been designed in accordance with the New York Guidelines for Urban Erosion and Sediment Control. Since the disturbance associated with this proposed development is less than one acre, coverage under the Phase II SPDES General Permit for Discharges from Construction Activity (GP-02-01) is not required.
Water Supply	1	The project proposes 49 residential units for seniors. It will not place a significant demand on water supply services, which are provided by the City of Yonkers.
Public Safety - Police	1	The project proposes 49 residential units for seniors. It will not place a significant demand on police services, which are provided by the City of Yonkers. According to the FEIS, public safety is provided by Yonkers' Fourth Precinct, which has a response time of two to three minutes in the project area. It is expected that a majority of the households moving into the new units are already Yonkers residents, therefore, there is no expected overload on services of the police department.
- Fire	1	The project proposes 49 residential units for seniors. It will not place a significant demand on fire department services, which are provided by the City of Yonkers, are at the same location as the police precinct, within two to three minutes of the project area.
- Emergency Medical	1	The project proposes 49 residential units for seniors. It will not place a significant demand on emergency medical services, which are provided by the City of Yonkers.

- Open Space	2	<p>The project proposes 49 residential units for seniors. It will not place a significant demand on open space resources. Nor will open space resources be effected by the construction of the project. According to Section 4 of the FEIS, the site is adjacent to the Old Croton Aqueduct (OCA), a State Historic Park. The OCA has fallen into disrepair in many locations. The City and State have agreed to develop a long-term capital plan that will result in the OCA trail being more visible and more accessible to area residents. The proposed development will increase views onto the aqueduct and therefore improve the safety of trail users.</p>
- Recreation	2	<p>The project proposes 49 residential units for seniors. It will not place a significant demand on open space resources. Nor will open space resources be effected by the construction of the project. According to Section 4 of the FEIS, the site is adjacent to the Old Croton Aqueduct (OCA), a State Historic Park. The OCA has fallen into disrepair in many locations. The City and State have agreed to develop a long-term capital plan that will result in the OCA trail being more visible and more accessible to area residents. The proposed development will increase views onto the aqueduct and therefore improve the safety of trail users.</p>
- Cultural Facilities	2	<p>The project has been reviewed in accordance with Section 106 of the National Historic Preservation Act. A letter from the NYS Office of Parks, Recreation and Historic Preservation, dated December 21, 2009, indicates that the proposed project will have "No Effect" on cultural or historic resources. No further action is required.</p> <p>A review by the tribal historic office is not necessary for projects located in Westchester County.</p> <p>According to Section 4 of the FEIS, the site is adjacent to the Old Croton Aqueduct (OCA), a State Historic Park. The OCA has fallen into disrepair in many locations. The City and State have agreed to develop a long-term capital plan that will result in the OCA trail being more visible and more accessible to area residents. The proposed development will increase views onto the aqueduct and therefore improve the safety of trail users.</p>
- Transportation	1	<p>The project proposes 49 residential units with 23 parking spaces. It is not expected to generate significant levels of traffic. The implementation of th entire Urban Renewal Plan will occur prior to the planned widening of Ashburton Avenue, adding vehicles to the existing volume of vehicles on local roads, potentially leading to declining levels of service. The additional traffic generated by the proposed overall plan can be accommodated with reasonable</p>

		mitigation measures including traffic signal timing adjustments. Once Asburton Avenue is widened and left turn lanes are constructed at critical intersections, impacts to levels of service will be mitigated. Record of Decision and Findings Statement, April 26, 2006.
Natural Features		
Water Resources	1	The project proposes 49 residential units in an urban area. It will not result in a significant effect on water resources, including groundwater and surface water.
Surface Water	1	The project proposes 49 residential units in an urban area. It will not result in a significant effect on water resources, including groundwater and surface water.
Unique Natural Features and Agricultural Lands	1	The project proposes 49 residential units in an urban area. It will not result in a significant effect on unique natural features or agricultural lands. The property is not included in or within 500 feet of a New York State Agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Sections 303 and 304. No further action is required.
Vegetation and Wildlife	1	The project proposes 49 residential units on a previously developed site in an urban area. It will not result in a significant effect on vegetation and wildlife. Final Environmental Impact Statement, dated February, 2006.
Flood Disaster Protection Act [Flood Insurance]	1	The project site is not in a Special Flood Hazard Area, according to the FIRM Map Panel Number 36119C0309F, dated September 28, 2007, and a January 12, 2009 determination letter from the City of Yonkers Department of Housing and Buildings. No further action is required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	According to the New York State Coastal Atlas, the site is not located in a coastal zone. The project site is not located in a county with Coastal Barrier areas. No further action is required.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The site is not located within 2,500 feet of any designated commercial service airports or within 15,000 feet of any military airfields.
Other Factors		
Other Factors		

Other Factors		
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Comments:

Heather M. Spitzberg

January 14, 2010

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST