

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

August 4, 2009

SENT VIA ELECTRONIC & U.S. MAIL

Mr. Andrew Crossed, Vice President of Development
Conifer Realty
183 E. Main Street, Room 600
Rochester, NY 14604

Re: SHARS Number: 20086011
Bank Street Senior Housing, LLC
Bank Street Senior Apartments
16 Bank Street, City of Batavia, Genesee County

Dear Mr. Crossed:

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 completed an Environmental Review Record, dated August 3, 2009, for the above referenced project which 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)].

DHCR, in compliance with the New York State Environmental Quality Review Act (SEQRA), accepts the New York State Housing Trust Fund Corporation (HTFC) determination of Unlisted Negative Declaration, on May 12, 2009.

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

Sincerely,

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

Cc: Cathy Frangella, TCAP Program Manager
Michele Marconi, HTFC Project Manager
Ernie Benoit, A&E Architect

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 #: 20086011

Project Sponsor: **Bank Street Senior Housing, LLC**

Project Name: **Bank Street Apartments**

Project Site Address: 16 Bank Street
City of Batavia

Project County: Genesee County

Estimated project costs: \$10,879,822

Total TCAP Award: \$ 5,431,515

Project Sponsor Address: Mr. Andrew Crossed, Vice President of Development
Conifer Realty
183 E. Main Street, Room 600
Rochester, NY 14604

Primary Contact's Name: Mr. Andrew Crossed

E-Mail address: acrossed@conifer.com

Telephone Number: 585-324-0512

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: Mary Binder
Title/Agency: Environmental Analyst 2
NYS Division of Housing and Community Renewal

Date: August 3, 2009

Project Name: Bank Street Apartments
Project #: 20086011

Environmental Assessment Site Specific Review

Project Description:

Bank Street Senior Housing, LLC proposes substantial rehabilitation and adaptive reuse of the abandoned top four floors of the existing St. Jerome Hospital Building for seniors with 37 units, on a 1.4 acre site at 16 Bank Street in the City of Batavia, Genesee County. The existing 7-story building (floors numbered Ground-6) has been separated into two condominium units, the Housing condo and the Medical condo. The top floors (3-6) will contain the Housing condo/residential project, with the Medical condo located on the ground floor and floors 1 and 2 and will contain offices for medical and diagnostic health related services. The building is constructed of masonry and brick exterior walls and is characterized by a 7-story main building with two four story attached buildings commonly referred to as the North and South wings. 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 Initiative." Public water and sewer are available at the site.

In addition to designated floors 3 thru 6, the Housing Unit also includes the south elevator, south elevator lobby and south entrance on the ground floor, three electrical rooms, trash room on the ground floor and the compactor shaft. The Housing unit also includes a permanent easement for access through the south east/west ground floor corridor to the electrical rooms and trash room and for access to the exterior of the building. An easement on 12 parking spaces in the existing parking lot to the east of the building, non exclusive use of all other parking spaces in this parking lot, together with an easement for access to and use of the roof, including access to and use of all of the stairways that extend from the ground floor to the roof has been executed.

RARP funds to pay for a portion of the common elements and will also be used for adaptation of the middle elevator shaft way on the second floor.

Summary of Findings and Conclusions

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

No Action: If no actions were taken, the existing sites 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]

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):

Phase I Environmental Site Assessment (ESA), prepared by LaBella Associates, PC dated December 2008
EPA Map of Radon Zones for New York State
NYS Office of Parks, Recreation and Historic Preservation
Thermal/Explosive Hazards Survey prepared by LaBella Associates, PC on July 31, 2009
Flood Insurance Rate Map Panel 360279 001B
Noise Assessment conducted by Mary Binder, DHCR Environmental Analyst on August 3, 2009

APPENDIX A
Statutory Checklist

Site Specific
[24CFR §58.5 and 58.6]

Project #: **20086011**
Project Name: **Bank Street Senior Apartments**
Project Address: St. Jerome Hospital Building, 16 Bank Street
City of Batavia, Genesee County

Date: August 3, 2009

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 type="checkbox"/>	<input checked="" type="checkbox"/>	The project has been reviewed in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. A letter from NYS Office of Parks Recreation and Historic Preservation dated January 10, 2006 states that the project will have "No Impact" upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places. A request for a determination was forwarded by Conifer Realty on July 28, 2009 to the Tribal Historic Preservation Officer in Salamanca, NY.
Floodplain Management [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to a February 13, 2006 letter from the City of Batavia Director of Community Development the site is not located in the 100-year floodplain as found on FIRM map panel 360279 001B. .
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This previously developed urban site does not have wetlands.
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.
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"/>	This previously developed urban site does not contain habitat for threatened or endangered species.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project 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"/>	Genesee County is a nonattainment area for 8-Hr Ozone. 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. The proposed project is a residential use and unlikely to significantly impact air quality from emissions of VOCs and NOx. Since the project is for residential use there will be no significant increase on traffic.
Farmland Protection Policy Act [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project work involves rehabilitation on a developed site in an urban/suburban area.
Environmental Justice [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project site is in a residential area that has not been identified as disproportionately affected by adverse environmental impacts.

Noise Abatement and Control [24 CFR 51 B]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The site is outside the limiting distance to the Conrail railroad tracks mainline, however it is within 1500 feet from the Genesee and Mohawk Valley Railroad Company. A noise assessment conducted on August 3, 2009 determined that the DNL for the railroad is 44.6 dB; acceptable.</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) report prepared by LaBella Associates, PC in December 2008 documented several areas of concern:</p> <ol style="list-style-type: none"> 1. Impacts from prior releases on adjacent sites: The 2009 LaBella report states “based on the apparent flow of groundwater to the west and toward the site, Bank Street Senior Housing, LLC should be aware of the potential for historical releases of petroleum products from these adjoining facilities to have impacted the soil and/or groundwater on and in the immediate vicinity of the site”. To resolve this concern, LaBella will monitor the excavation of footers for the elevator and new entrance with a photoionization detector (PID). Elevated PID readings or other evidence of soil impairment will result in the collection and analysis of soil samples. Should the soil be impaired, the Environmental Analysis Unit (EAU) will require a final report, including endpoint sampling, to demonstrate that all impaired soils have been removed and properly disposed. The report must be submitted prior to permanent loan closing. 2. Presence of hazardous substances: The report states that hazardous substances such as sharps containers, spent X-ray film, X-ray processing fluids and medical solutions were present in the Housing Unit portion of the building. A letter dated April 22, 2009 from United Memorial Medical Center, the current owner of the building, states that the Housing Unit will be transferred in broom clean condition and that all hazardous substances will be removed and properly disposed according to appropriate regulations. UMMC must submit a letter to the EAU confirming these items were removed and disposed as stated prior to site disturbing activities in the area where these substances are located. <p>The report also states that silver from wastes from the X-ray machine may be residual within the waste water piping. The piping will be utilized after rehabilitation. The procedure to test effluent for silver and properly dispose of the effluent is outlined in a letter dated April 29, 2009 from LaBella. If the residual level of silver is below 0.5 ppm (permissible levels) the effluent will be accepted by the City. If levels are high, pre-treatment for silver will occur. Preliminary sampling results must be forwarded to the EAU as soon as they are completed.</p> <ol style="list-style-type: none"> 3. Possible PCBs in elevator components: LaBella will sample and analyze the hydraulic oil associated with the interior elevators in order to determine the presence or absence of PCBs. A summary report must be forwarded to the EAU as soon as the results are received. Should PCBs be identified, a report documenting proper removal and disposal must be submitted to the EAU prior to permanent loan closing. 4. Use of the adjacent Karol Building: The fire department will continue to park ambulances within an enclosed garage in the Karol building, which is attached to the St. Jerome building. A letter from Clark Patterson Lee, the project architect, states that the HVAC systems are separate between the Karol and St. Jerome buildings. A letter dated April 22, 2009 from Conifer, however states that the fire doors separating the two buildings are left open by an electromagnetic device, thereby allowing a small amount of air mixing between the two buildings. The letter concludes however that there is no route of transmission of air or engine exhaust from the garage to the Karol building since the garage is physically isolated and sealed from the rest of the building. 5. Asbestos Containing Materials: Asbestos was sampled on the project site in December 2008, January, March and April 2009 by LaBella Associates and compiled in the summary report Regulated Building Materials Inspection, Revision 2, April 2009. ACM was located on all floors of the project site and the north and south roof. The main roof was confirmed not to contain ACM. The Asbestos Removal specifications prepared by LaBella set forth the method for proper removal and disposal of all ACM on the project site. Once Asbestos

		<p>Containing Material (ACM) has been removed, evidence of proper ACM removal and disposal must be submitted to the EAU. This must include a report that summarizes in narrative form the final testing/clearance for the entire project with air monitoring and waste manifests attached. A qualified third-party must complete the final testing/clearance and submit this report. This report must be received by EAU prior to permanent loan closing.</p> <p>6. Lead-Based Paint: The Removal and Disposal of Lead-Containing Materials Specifications prepared by LaBella in January 2009 states that all painted components are assumed to be coated with lead-based paint and that they will be removed from the project work area and properly disposed. Lead shielding has been identified in the doors and wall panels of the X-ray room on the 3rd floor. Unprotected workers must be kept out of the lead abatement work area until interim clearance (as determined from dust swipes) can be provided. Interim clearance must be submitted to the Architect and Engineering Unit. Evidence of proper LBP removal and disposal for all painted surfaces and lead shielding must be submitted to the EAU. The report, prepared by a qualified third-party, must summarize the final testing/clearance for the entire project with waste manifests attached prior to occupancy.</p> <p>7. Mercury in Fluorescent light bulbs: Mercury has been confirmed to exist in the fluorescent light bulbs. Prior to any site altering activities, all fluorescent light bulbs must be collected and recycled according to local, state and federal regulations. A report documenting proper removal and disposal must be forwarded to the EAU prior to permanent loan closing.</p> <p>8. Radon: The project site is located in an area with the potential for radon levels to exceed the U.S. Environmental Protection Agency (EPA) action level, however the project site is on the top 4 floors of an existing seven-story building and therefore not subject to radon concerns.</p>
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	<input checked="" type="checkbox"/> <input type="checkbox"/>	A Thermal/Explosive Hazards Survey, conducted by LaBella Associated, PC on July 31, 2009 determined that there are no Above Ground Storage Tanks within a direct line of sight to the subject property.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	<input checked="" type="checkbox"/> <input type="checkbox"/>	The site is not located within 2500 feet of any designated commercial service airports or within 15,000 feet of any military airfields. The Genesee County Airport is within 2.1 miles of the site, however the airport is not designated.

NOTES:

Preparer

Date

APPENDIX B
Environmental Assessment Checklist
Site Specific

Project #: **20086011**
 Project Name: **Bank Street Senior Apartments**
 Project Address: St. Jerome Hospital Building
 City of Batavis, Genesee County

Date: August 3, 2009

[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	1	The project has obtained a zoning variance and lot line revision by the City of Batavia Zoning Board of Appeals on March 5, 2009.
Compatibility and Urban Impact	1	No effects related to urban design or compatibility are anticipated and this project includes the substantial rehabilitation and adaptive reuse of parts of an abandoned building. The redevelopment of this site could potentially provide an urban design benefit to the surrounding neighborhood.
Slope	1	This previously developed urban site contains relatively flat slopes.
Erosion	1	Compliance with the SPDES General Stormwater Permit for Construction Activities is not required because the project proposes minimal ground disturbance only to dig footers for the elevator and new entrance.
Soil Suitability	1	The project proposes minimal ground disturbance only to dig footers for the elevator and new entrance in areas where there is suitable soil.
Hazards and Nuisances including Site Safety	4	A Phase I Environmental Site Assessment (ESA) report prepared by LaBella Associates, PC in December 2008 documented several areas of concern: 1. Impacts from prior releases on adjacent sites: The 2009 LaBella report states "based on the apparent flow of groundwater to the west and toward the site, Bank Street Senior Housing, LLC should be aware of the potential for historical releases of petroleum products from these adjoining facilities to have impacted the soil and/or groundwater on and in the

	<p>immediate vicinity of the site". To resolve this concern, LaBella will monitor the excavation of footers for the elevator and new entrance with a photoionization detector (PID). Elevated PID readings or other evidence of soil impairment will result in the collection and analysis of soil samples. Should the soil be impaired, the Environmental Analysis Unit (EAU) will require a final report, including endpoint sampling, to demonstrate that all impaired soils have been removed and properly disposed. The report must be submitted prior to permanent loan closing.</p> <p>2. Presence of hazardous substances: The report states that hazardous substances such as sharps containers, spent X-ray film, X-ray processing fluids and medical solutions were present in the Housing Unit portion of the building. A letter dated April 22, 2009 from United Memorial Medical Center, the current owner of the building, states that the Housing Unit will be transferred in broom clean condition and that all hazardous substances will be removed and properly disposed according to appropriate regulations. UMMC must submit a letter to the EAU confirming these items were removed and disposed as stated prior to site disturbing activities in the area where these substances are located.</p> <p>The report also states that silver from wastes from the X-ray machine may be residual within the waste water piping. The piping will be utilized after rehabilitation. The procedure to test effluent for silver and properly dispose of the effluent is outlined in a letter dated April 29, 2009 from LaBella. If the residual level of silver is below 0.5 ppm (permissible levels) the effluent will be accepted by the City. If levels are high, pre-treatment for silver will occur. Preliminary sampling results must be forwarded to the EAU as soon as they are completed.</p> <p>3. Possible PCBs in elevator components: LaBella will sample and analyze the hydraulic oil associated with the interior elevators in order to determine the presence or absence of PCBs. A summary report must be forwarded to the EAU as soon as the results are received. Should PCBs be identified, a report documenting proper removal and disposal must be submitted to the EAU prior to permanent loan closing.</p> <p>4. Use of the adjacent Karol Building: The fire department will continue to park ambulances within an enclosed garage in the Karol building, which is attached to the St. Jerome building. A letter from Clark Patterson Lee, the project architect, states that the HVAC systems are separate between the Karol and St. Jerome buildings. A letter dated April 22, 2009 from Conifer, however states that the fire doors separating the two buildings are left open by an electromagnetic device, thereby allowing a small amount of air mixing between the two buildings. The letter concludes however that there is no route of transmission of air or engine exhaust from the garage to the Karol building since the garage is physically isolated and sealed from the rest of the building.</p> <p>5. Asbestos Containing Materials: Asbestos was sampled on the project site in December 2008, January, March and April 2009 by LaBella Associates and compiled in the summary report Regulated Building Materials Inspection, Revision 2, April 2009. ACM was located on all floors of the project site and the north and south roof. The main roof was confirmed not to contain ACM. The Asbestos Removal specifications prepared by LaBella set forth the method for proper removal and disposal of all ACM on the project site. Once Asbestos Containing Material (ACM) has been removed, evidence of proper ACM removal and disposal must be submitted to the EAU. This must include a report that summarizes in narrative form the final testing/clearance for the entire project with air monitoring and waste manifests attached. A qualified third-party must complete the final testing/clearance and submit this report. This report must be received by EAU prior to permanent loan closing.</p> <p>6. Lead-Based Paint: The Removal and Disposal of Lead-Containing Materials Specifications prepared by LaBella in January 2009</p>
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		<p>states that all painted components are assumed to be coated with lead-based paint and that they will be removed from the project work area and properly disposed. Lead shielding has been identified in the doors and wall panels of the X-ray room on the 3rd floor. Unprotected workers must be kept out of the lead abatement work area until interim clearance (as determined from dust swipes) can be provided. Interim clearance must be submitted to the Architect and Engineering Unit. Evidence of proper LBP removal and disposal for all painted surfaces and lead shielding must be submitted to the EAU. The report, prepared by a qualified third-party, must summarize the final testing/clearance for the entire project with waste manifests attached prior to occupancy.</p> <p>7. Mercury in Fluorescent light bulbs: Mercury has been confirmed to exist in the fluorescent light bulbs. Prior to any site altering activities, all fluorescent light bulbs must be collected and recycled according to local, state and federal regulations. A report documenting proper removal and disposal must be forwarded to the EAU prior to permanent loan closing.</p> <p>8. Radon: The project site is located in an area with the potential for radon levels to exceed the U.S. Environmental Protection Agency (EPA) action level, however the project site is on the top 4 floors of an existing seven-story building and therefore not subject to radon concerns.</p>
Energy Consumption	2	The project will comply with DHCR's Green Building and Energy Efficiency Initiative, which includes sustainable building practices that place value on improved energy performance, comfort and simplified maintenance requirements that lead to financial efficiencies for the project.
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	1	<p>The project will not contribute to community noise levels and will not result in significant levels of traffic (a mobile noise source) or stationary noise sources.</p> <p>The site is outside the limiting distance to the Conrail railroad tracks mainline, however it is within 1500 feet from the Genesee and Mohawk Valley Railroad Company. A noise assessment conducted on August 3, 2009 determined that the DNL for the railroad is 44.6 dB; acceptable.</p>
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	<p>Genesee County is a nonattainment area for 8-Hr Ozone. 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.</p> <p>The proposed project is a residential use and unlikely to significantly impact air quality from emissions of VOCs and NOx.</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	1	The project has obtained a zoning variance and lot line revision by the City of Batavia Zoning Board of Appeals on March 5, 2009.
Socioeconomic		
Demographic Character Changes	1	The project will not alter the demographic character of the area and is consistent with zoning. The location is in the center of the population in need of such housing and will make access to services and job

		opportunities convenient.
Displacement	1	This project converts part of a hospital building into new residential units. The project will not result in displacement of any residents.
Employment and Income Patterns	1	The project will not alter the employment and income patterns in the area. The location is in the center of the population in need of such housing and will make access to services and job opportunities convenient.
Community Facilities and Services		
Educational Facilities	1	The project will provide housing for seniors and will not place any additional demand on educational facilities.
Commercial Facilities	1	There are adequate facilities and the increased consumers will have a positive benefit for business.
Health Care	2	The project residences are free to use the services offered by the separate medical offices on the lower floors of the building. Several health care related services are offered.
Social Services	2	The project will not alter the employment and income patterns in the area. The location is in the center of the population in need of such housing and will make access to services and job opportunities convenient.
Solid Waste	1	The slight increase in population will not affect disposal facilities.
Waste Water	1	The site is served by existing public utilities.
Storm Water	1	Compliance with the SPDES General Stormwater Permit for Construction Activities is not required because the project proposes minimal ground disturbance only to dig footers for the elevator and new entrance.
Water Supply	1	The site is served by existing public utilities.
Public Safety - Police	1	The slight increase in population may create a small increase in demand on police facilities, however existing capacity is sufficient to handle the projected demand.
- Fire	1	The slight increase in population may create a small increase in demand on fire protection services, however existing capacity is sufficient to handle the projected demand.
- Emergency Medical	1	The slight increase in population may create a small increase in demand on emergency medical services, however existing capacity is sufficient to handle the projected demand.
- Open Space	1	The slight increase in population is not expected to place a significant demand on open space resources. This project proposes rehabilitation of a former hospital building in an urban area. It is not currently used by the community or neighborhood as an open space or recreation area.

- Recreation	1	<p>The slight increase in population is not expected to place a significant demand on open space resources.</p> <p>This project proposes rehabilitation of a former hospital building in an urban area. It is not currently used by the community or neighborhood as an open space or recreation area.</p>
- Cultural Facilities	1	<p>The slight increase in population is not expected to place a significant demand on cultural resources.</p> <p>This project proposes rehabilitation of a former hospital building in an urban/suburban area. It is not currently used by the community or neighborhood as a cultural facility.</p>
- Transportation	1	<p>The development of the project should have no noticeable adverse effects on the adjacent traffic and no off-site traffic mitigation measures will be necessary.</p>
Natural Features		
Water Resources	1	<p>The proposed projects would not result in a significant effect on water resources, including groundwater and surface water.</p>
Surface Water	1	<p>The projects would not result in a significant effect on surface waters.</p>
Unique Natural Features and Agricultural Lands	1	<p>This project proposes rehabilitation of a former hospital in an urban area. It will not result in a significant effect on unique natural features or agricultural lands.</p>
Vegetation and Wildlife	1	<p>This project proposes rehabilitation of a former school in an urban/suburban area. It will not result in a significant effect on vegetation and wildlife as the only ground disturbance will be the digging footers for the elevator and new entrance.</p>
Flood Disaster Protection Act [Flood Insurance]	1	<p>According to a February 13, 2006 letter from the City of Batavia Director of Community Development the site is not located in the 100-year floodplain as found on FIRM map panel 360279 001B</p>
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	<p>According to the New York State Coastal Atlas, the site is not located in a coastal barrier.</p>
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	<p>The site is not located within 2500 feet of any designated commercial service airports or within 15,000 feet of any military airfields. The Genesee County Airport is within 2.1 miles of the site, however the airport is not designated.</p>
Other Factors	1	<p>HTFC is not aware of any issues likely to cause controversy related to potential environmental impacts. In accordance with NYCRR 617.7(f) a Negative Declaration was provided on May 12, 2009.</p>
Other Factors		

Other Factors		
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Comments:

Preparer

Date

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST