

**David A. Paterson**  
Governor



Brian E. Lawlor  
Chairperson

**New York State Division of Housing and Community Renewal**

Hampton Plaza  
38-40 State Street  
Albany, NY 12207

May 19, 2010

SENT VIA ELECTRONIC AND U.S. MAIL

Mr. Patrick Blanchfield, AICP  
Director of Environmental Review  
NYC Department of Housing Preservation and Development  
100 Gold Street, Room 9V-3  
New York, NY 10038

Re: Courtlandt Community Housing Development Fund Corporation  
Proposed Courtlandt Community project  
927-929 Courtlandt Avenue, Bronx, Bronx County

Dear Mr. Blanchfield:

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 May 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)].

DHCR, in compliance with the New York State Environmental Quality Review Act (SEQRA), concurs with the New York City Department of Housing Preservation & Development, as lead agency, which issued a Negative Declaration, on May 13, 2010.

If you have any questions or concerns regarding this environmental clearance letter, please contact me at (518) 402-3392 or [bwigzell@nysdhcr.gov](mailto:bwigzell@nysdhcr.gov). The Environmental Assessment for this site is on the web at <http://nysdhcr.gov/general/ARRA/EnvironmentalReview.htm>.

Sincerely,

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

Cc: Cathy Frangella, TCAP Program Manager

Web Site: [www.nysdhcr.gov](http://www.nysdhcr.gov)  
Email address: [dhcrinfo@nysdhcr.gov](mailto: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 #:** N/A

**Project Sponsor:** **Courtlandt Community Housing Development Fund Corporation**

**Project Name:** **Courtlandt Community**

**Project Site Address:** 927-929 Courtlandt Avenue, Bronx NY

**Project County:** Bronx

**Estimated project costs:** \$19,140,000

**Total TCAP Award:** \$1,500,000

**Project Sponsor Address:** 902 Broadway, 13<sup>th</sup> Floor  
New York, NY

**Primary Contact's Name:** Patrick S. Blanchfield, AICP

**E-Mail address:** blanchfp@hpd.nyc.gov

**Telephone Number:** (212) 863-5056

**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 HPD 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:** Aaron Werner

**Title/Agency:** Environmental Planner  
New York City Department of Housing Preservation & Development

**Date:** 5/14/2010

**Project Name:** Courtlandt Community  
**Project #:** N/A

## **Environmental Assessment** **Site Specific Review**

### **Project Description:**

Funding from HUD's Tax Credit Assistance Program (TCAP) is being sought in connection with the development of a new, 12-story, 76-unit supportive housing development located at 927-929 Courtlandt Avenue (Block 2409, Lot 96) in the Melrose neighborhood of the Bronx (the "project site"). The new supportive housing development would offer 76 studio apartments and one two bedroom unit for the building superintendent. The 76 studios would be rented to formerly homeless individuals with mental illnesses earning up to 60% of Area Median Income (AMI). The project includes approximately 3,000 square of residential common areas and space for the provision of social services, and a laundry room. The site is located on the northwest side of Courtlandt Avenue between East 162nd Street and East 163rd Street. The property covers approximately 6,852 square feet and is currently occupied by a vacant two-story warehouse. This vacant building would be demolished prior to the development of the new project. The lot is owned by the project sponsor, Courtlandt Community Housing Development Fund Corporation (an affiliate of Phipps Houses).

In addition to TCAP funding, the proposed project would utilize Project-Based Section 8 vouchers from HUD and funding from HUD's HOME Investment Partnerships Program (HOME). The City of New York would provide financing through HPD's Supportive Housing Loan Program.

### **Summary of Findings and Conclusions**

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

*(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)*

The only alternative to the proposed project is a no-action alternative described in more detail below. As described above, the project site is currently owned by the project sponsor. The primary reasons for choosing this site for the proposed development are its underutilized condition, the need for affordable and supportive housing in the Bronx, and its proximity to public transit.

**No Action:** Under no-action conditions, the project site would remain in its existing state. The vacant and underutilized condition of the site would remain and needed affordable and supportive housing would not be provided. The area would continue to be in need of affordable and supportive housing. Under the no-action condition, the site would remain in unproductive use, contamination would remain, and affordable housing opportunities would be lost.

**Action:** Refer to Project Description above.

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

*(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)*

The proposed project includes measures to mitigate potential impacts related to hazardous materials and noise:

All construction activity on the project site would be performed in accordance with the provisions of a New York City Department of Environmental Protection (DEP)-approved Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP). Elements of the RAP include excavation and off site removal of unconsolidated

soil/fill materials, the placement of two feet of clean fill in all planted areas with a highly visible demarcation membrane/barrier, and the incorporation of a vapor barrier and passive sub-slab depressurization system into the construction of the new building. After completion of remediation, the project sponsor shall provide a Site Closure Report to DEP in accordance with all applicable requirements.

With respect to noise, the project sponsor, Courtlandt Community HDFC, would be required to provide a minimum of 30 dB of window-wall attenuation on all facades of the building where windows are proposed. In addition, an alternate means of ventilation would be provided in the habitable space of each studio apartment. According to Saky Yakas, AIA of SLCE architects, the project's architect of record, the alternate means of ventilation will be provided by through-wall air conditioner sleeves fitted with air conditioners by the project sponsor. The measures associated with hazardous materials and noise would be required through provisions in the TCAP Written Agreement between HPD and the project sponsor.

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

**Additional Studies Performed**

- Phase I Environmental Site Assessment – Jan 2009 (Hillmann Group, LLC)
- Environmental Assessment Statement (EAS) CEQR No. 10HPD014X (5/13/2010)

**List of Attachments:**

- NYC Landmarks Preservation Commission Letter (9/28/09)
- FEMA FIRM Panel No. 3604970083F
- NYC Coastal Zone Boundary Map, Section 6
- Bronx Zoning Map 6A
- CEQR Negative Declaration 10HPD014X (5/13/2010)
- DEP approval of RAP and CHASP (pending)
- Noise attenuation commitment letter from architect of record (12/16/09)

**List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]**

- Hillmann Group, LLC
- Phillip Habib and Associates
- Sandstone Environmental Associates, Inc.
- Courtlandt Community Housing Development Fund Corporation
- NYC Department of City Planning
- FEMA
- Saky Yakas of SLCE, Architect of record
- New York City Landmarks Preservation Commission

**APPENDIX A**  
**Statutory Checklist**

**Site Specific**  
[24CFR §58.5 and 58.6]

Project #: N/A  
 Project Name: Courtlandt Community  
 Project Address: 927-929 Courtlandt Avenue, Bronx, NY  
 Block 2409, Lot 96  
 Date: May 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
<b>Historic Preservation</b> [36 CFR 800]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The NYC Landmarks Preservation Commission was consulted. In its September 28, 2009 memo, LPC determined that the proposed project would not adversely affect historic resources. (EAS and Negative Declaration, CEQR #10HPD014X; See LPC letter, dated 9-28-09 attached)
<b>Floodplain Management</b> [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not located within a Special Flood Hazard Area. (See attached FEMA FIRM Panel No. 3604970083F)
<b>Wetlands Protection</b> [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not located within an identified federal wetland. No impacts would result from the proposed project. (See attached Federal Wetlands Map)
<b>Coastal Zone Management Act</b> [Sections 307(c),(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not located within the boundaries of New York City's Coastal Zone. There would be no impacts on the Coastal Zone from the proposed project. (See attached Coastal Zone Boundary Map #6.)
<b>Sole Source Aquifers</b> [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is located in the Bronx and not above a Sole Source Aquifer. No impacts would result from the proposed project.
<b>Endangered Species Act</b> [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is located in a developed, urban area of New York City. The proposed project would be a new construction project in an area previously disturbed and developed.  The project site is not located immediately adjacent to or on the Hudson or East Rivers, the habitat for the short-nosed sturgeon, the only listed endangered species for Bronx County. The proposed project would not result in significant impacts related to the Endangered Species Act. <a href="http://www.fws.gov/northeast/nyfo/es/CountyLists/BronxDec2006.htm">http://www.fws.gov/northeast/nyfo/es/CountyLists/BronxDec2006.htm</a>
<b>Wild and Scenic Rivers Act</b> [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no wild and scenic rivers within New York City, as designated by the US Department of the Interior; therefore the project would not affect the Wild and Scenic Rivers Act.
<b>Air Quality</b> [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project would not generate significant levels of traffic, therefore no exceedances of the National Ambient Air Quality Standard (NAAQS) associated with carbon monoxide (CO) or particulate matter (PM) would result. The project would not adversely affect the State Implementation Plan (SIP). The proposed project's boiler would utilize natural gas as the fuel type. No significant impact on air quality would result. In addition, the proposed project does not contain a transportation component. (EAS and Negative Declaration, CEQR #10HPD014X).
<b>Farmland Protection Policy Act</b> [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project would not cause disturbance of Prime, Unique, or Statewide Important Farmland and it would not result in the conversion of agricultural land

			to non-agricultural uses. Therefore, the proposed project would not violate the Farmland Protection Policy Act.
<b>Environmental Justice</b> [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project would be located in a predominantly low-income and minority area. It is intended to serve an existing need for supportive housing and is not expected to facilitate development which would result in adverse environmental justice impacts. Although the project site is located in neighborhood characterized as low-income and minority, the proposed project would not result in any unmitigated impacts. Measures regarding noise attenuation and hazardous materials remediation would be provided by the project sponsor.
<b>Noise Abatement and Control [24 CFR 51 B]</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The project site is not located within 1,000 feet of a major highway, and is beyond the 65 dBA noise contour for LaGuardia and JFK International Airports. However, the project site is located within 3,000 feet of the Metro North Railroad, which is located immediately west of the site at a similar grade. The CEQR EAS prepared for the proposed project included noise measurements to assess ambient noise from this railroad as well as traffic from streets surrounding the project site.</p> <p>A Noise Assessment conducted by Sandstone Engineering on May 5, 2010 found that the existing ambient noise condition in the vicinity of the project site falls in the “normally unacceptable” category according to the HUD standard for federally assisted projects (65 to 75 dB).</p> <p>In order to achieve an interior noise environment of 45 dB (under closed-window conditions), as required under HUD standards, the proposed project would be required to be constructed to achieve a minimum of 30 dB of window-wall noise attenuation on all facades of the building while also providing an alternate means of ventilation. The alternate means of ventilation would be provided in the habitable space of each studio apartment.</p> <p>Details on the window and wall construction for the proposed building have been provided by Saky Yakas, AIA of SLCE architects, the project’s architect of record, in a letter dated December 16, 2009 (attached). According to the architect, the windows proposed for all facades, manufactured by Peerless Products, Inc., are to be double hung series 6000 or approved equal, which consist of double paned glass with an STC rating of 39 based on test data provided by the manufacturer (attached).</p> <p>The residential portion of all four facades consists of 4” brick and parged 8” CMU as the exterior finish material, and 1” mineral wool fiber; 2 ½ “ metal studs with 3 ½ “ foil face butt insulation and one layer of 5/8” gypsum board at the interior side. The wall composition will have an approximate STC rating of 79.</p> <p>In addition, an alternate means of ventilation would be provided in the habitable space of each studio apartment. According to the project’s architect of record, the alternate means of ventilation will be provided by through-the-wall air conditioner sleeves fitted with air conditioners by the project sponsor.</p> <p>Based on the noise analysis provided in the CEQR EAS, the building’s rear yard would experience an Ldn of 78.3 and Leq of 74.7, as a result of train noise from the adjacent Metro North railroad right-of-way. Under HUD noise guidelines, noise sensitive activities such as passive open space are prohibited under these conditions. As a result, the rear yard, required under zoning, would not contain seating areas and would not be accessible to residents as a passive open space.</p> <p>The window-wall attenuation measures described herein would be required through restrictions contained in the TCAP Written Agreement between HPD and the project sponsor. With these measures, the building will provide sufficient attenuation to achieve HUD interior noise guidelines.</p> <p>(EAS and Negative Declaration, CEQR #10HPD014X; Noise attenuation letter from sponsor’s architect of record, dated December 16, 2009).</p>
<b>Toxic or Hazardous Substances and</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Phase I Environmental Site Assessment (ESA) prepared for the project site by the Hillman Group in January of 2009 indicated that the existing on-site building was constructed in 1957 and has been used as a storage/warehousing

**Radioactive Materials  
[HUD Notice 79-33]**

facility since its construction. Prior to 1957, the project site was used as a parking lot until at least 1952, and prior to the parking lot it was used for residential purposes dating back to at least 1909. In addition, the 1952 Sanborn Map from the Phase I ESA shows the adjacent lot to the south as being utilized as a garage and repair shop. This historic use indicates the presence of possible petroleum contaminants in the soil and/or groundwater that may have migrated from the adjacent property.

A Phase II Subsurface Investigation including soil and groundwater testing was conducted at the project site in May of 2010 by CA Rich Environmental Consultants, Inc. The soil analytical results revealed that metal constituents detected in all soil borings were above New York State Department of Environmental Conservation (NYSDEC) Technical and Administrative Guidance Memorandum (TAGM) values, Eastern USA background levels, and/or Part 375 Unrestricted Use Soil Cleanup Objectives occur at typical concentration ranges characteristic of "urban" fill. In addition, one semi-volatile organic compound (SVOC) and three pesticides were detected above TAGM Soil Cleanup Objectives or Part 375 Unrestricted Use Soil Cleanup Objectives in up to five shallow soil samples (less than three feet deep). No volatile organic compounds (VOCs) or poly-chlorinated biphenyls (PCBs) were detected above TAGM and/or Part 375 Unrestricted Use Soil Cleanup Objectives in any soil samples.

The analytical results from the groundwater testing indicated that only two VOCs and two SVOCs were detected slightly above NYSDEC Technical and Operational Guidance Series (TOGS) standards or guidance values in the groundwater samples from two locations. Several detections of metals were above TOGS standards or guidance values in the groundwater samples from three locations. These concentrations are the result of leaching from the "urban" fill in the area, and are not indicative of a specific spill or release.

The Phase II report along with a Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) were submitted to the New York City Department of Environmental Protection (DEP) for review and approval. Elements of the RAP include excavation and off-site removal of unconsolidated soil/fill materials from grade to a depth of 13 to 14 feet for the cellar. Two feet of clean fill will be placed in all planted areas with a highly visible demarcation membrane/barrier being installed under the two feet of clean top soil. Documentation certifying that the fill is "clean" will be submitted to DEP prior to delivery of the fill to the site. In addition, due to the presence of VOCs in the groundwater, a Stego Wrap 15-mil vapor barrier system or equivalent and a passive sub-slab depressurization system will be incorporated into the construction of the new building.

The RAP and CHASP were submitted to DEP for review and acceptance on May 6, 2010. After completion of remediation, the project sponsor shall provide a Site Closure Report to DEP in accordance with all applicable requirements. These measures will be required through provisions in the TCAP Written Agreement between HPD and the project sponsor, Courtlandt Community HDFC (EAS and Negative Declaration, CEQR #10HPD014X; Phase I ESA, January 2009; Phase II Subsurface Investigation, May 2010; RAP and CHASP approval letter from DEP (pending)).

Considering the date of construction for the existing on-site structure (1957), lead-based paint (LBP) and asbestos-containing materials (ACM) may exist at the project site. According to the Phase I ESA, painted surfaces were noted to be in generally good to fair condition with no areas of significant peeling or chipping noted. Suspect non-friable ACM observed at the project site included the sheetrock walls within the second floor offices in good condition. Suspect friable ACM observed included a minor amount of pipe insulation located on the second floor. No additional suspect friable materials, such as sprayed on fireproofing, were noted during the assessment. Additional quantities of ACM or suspect ACM may exist in enclosed areas or areas not accessed during the assessment. As part of the demolition of the existing building on the project site, all of these materials will be properly disposed of in accordance with all local, state, and federal regulations prior to redevelopment of the site for residential occupancy. During the Phase I ESA, Hillmann inspected the building for evidence of

			<p>excessive or amplified mold growth, or for conditions favorable for mold growth. No evidence of significant mold growth was identified at the project site in the accessed areas.</p> <p>According to the EPA's Map of Radon Zones, Bronx County is considered to have low potential (it has a predicted average indoor radon screening level less than 2 pCi/L). Therefore, radon exposure is not anticipated (<a href="http://www.epa.gov/radon/zonemap/newyork.htm">http://www.epa.gov/radon/zonemap/newyork.htm</a>).</p>
<b>Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A visual survey of the surrounding area revealed that there are no exterior above-ground storage tanks within 1,000 of the project site with a direct line of sight to the proposed project. In addition, the exterior above-ground storage of explosives or hazardous materials within New York City is subject to New York City Fire Department (FDNY) permitting which requires appropriate blast and thermal protection materials around the storage tank to protect adjacent properties. No impacts would result. (Phase I ESA, January 2009).</p>
<b>Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The project site is located beyond one mile of an airport; therefore, no further assessment is warranted and no impacts would result.</p>

**NOTES:**

**NAME:** Aaron Werner

**Title/Agency:** Environmental Planner, HPD

**Date:** 5/14/10

**END OF STATUTORY CHECKLIST**

**APPENDIX B**  
**Environmental Assessment Checklist**  
**Site Specific**

Project #: **N/A**  
 Project Name: **Courtlandt Community**  
 Project Address: 927-929 Courtlandt Avenue, Bronx, NY  
 Block 2409, Lot 96  
 Date: May 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.

<b>Land Development</b>	<b>Code</b>	<b>Source or Documentation</b>
Conformance with Comprehensive Plans and Zoning	1	The proposed project would not result in any changes to the zoning of the project site. The proposed project would be developed in accordance with the regulations of the R8 zoning district and no impacts would result. (See attached zoning map 6a; EAS and Negative Declaration, CEQR #10HPD014X)
Compatibility and Urban Impact	2	The proposed project would result in new construction on an underutilized site in the Melrose neighborhood of the Bronx. The project would result in benefits to the neighborhood by providing much needed supportive and affordable housing for individuals with special needs. Additionally, the proposed project is located in a densely developed area of the Bronx and would be consistent with surrounding land uses and prevailing urban design conditions in the area. No impacts would result. (EAS and Negative Declaration, CEQR #10HPD014X)
Slope	1	The proposed project would not alter the slope of the surrounding area. No impacts would result.
Erosion	1	The proposed project is located in a densely developed urban area of the Bronx. It would not result in any impacts related to soil erosion.
Soil Suitability	1	The soil of the project site is classified as "Urban Land" and is suitable for redevelopment and construction of the proposed project (Phase I ESA, Hillman Group, January 2009).

Hazards and Nuisances including Site Safety	1	The proposed project would not result in hazards and nuisances. The construction effects associated with the development of the proposed project would be typical of construction effects throughout New York City, including sidewalk closures, fugitive dust and construction noise. The effects would be addressed under existing local, state, and federal regulations governing construction activity within New York City and no impacts would result. In addition, all construction activities at the project site would be performed in accordance with a DEP-approved Construction Health and Safety Plan (CHASP).
Energy Consumption	1	The proposed project would utilize existing power utilities in the area and would not consume a significant amount of energy. (EAS and Negative Declaration, CEQR #10HPD014X)
<b>Neighborhood Impacts</b>		
Noise - Contribution to Community Noise Levels	1	The proposed project would not contribute to community noise levels as it would not result in significant levels of traffic (mobile source noise). No mobile or stationary noise impacts are anticipated as the proposed project's building mechanical system (i.e. heating, ventilation, and air conditioning systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) to avoid producing levels that would result in any significant increase in ambient noise levels.
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The proposed project would not generate significant levels of traffic, therefore no exceedances of the National Ambient Air Quality Standard (NAAQS) associated with carbon monoxide (CO) or particulate matter (PM) would result. There are no permitted emission sources identified within 400 feet of the project site. The building would be 12 stories in height and would be taller than most surrounding buildings and would not result in the potential for adverse air quality impacts associated with emission from the proposed building's boiler, which would utilize natural gas as the fuel type. (EAS and Negative Declaration, CEQR #10HPD014X)
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	The proposed project involves new construction of a 12-story residential building in the Melrose neighborhood of the Bronx which would be compatible with surrounding land uses. The proposed development would not result in significant adverse impacts to urban design, visual resources or neighborhood character. Development on the project site would result in potential benefits to the neighborhood by replacing an underutilized and contaminated property with affordable and supportive housing for individuals with special needs. (EAS and Negative Declaration, CEQR #10HPD014X).
<b>Socioeconomic</b>		
Demographic Character Changes	1	The proposed project would not result in impacts associated with changes in demographic character. The proposed project would

		provide safe, affordable housing to formerly homeless individuals and low-income residents of the Bronx. It would not result in substantial demographic character changes. (EAS and Negative Declaration, CEQR #10HPD014X)
Displacement	1	The project would not result in displacement of any residents or businesses. It would create 76 new affordable units of supportive housing on a currently underutilized site. The existing two-story warehouse building on the project site has been vacant for several years. (EAS and Negative Declaration, CEQR #10HPD014X)
Employment and Income Patterns	2	The proposed project would result in potential benefits through additional jobs associated with construction of the building. Once constructed, the building will require maintenance, security, and support staff. The project would not result in a demographic change or a substantial effect on employment and income patterns.
<b>Community Facilities and Services</b>		
Educational Facilities	1	The proposed project would not place a significant demand on public schools operated or chartered by the New York City Department of Education (DOE). The proposed project would not introduce 50 school-age children, as all of the units would be studio apartments housing low-income individuals with special needs. (EAS and Negative Declaration, CEQR #10HPD014X)
Commercial Facilities	1	Neighborhood retail businesses are scattered around the area, with several concentrated between 161st Street and 162nd Street on nearby Melrose Avenue just to the southeast of the site. Residents of the proposed project would most likely utilize these businesses and no impacts would occur.
Health Care	1	According to the CEQR Technical Manual, an assessment of health care facilities is typically conducted if the proposed action would generate more than 600 low-to moderate-income units. The proposed project is expected to introduce 76 studio apartments. It would not meet the threshold for analysis of health care facilities, and therefore, no impacts would result. (EAS and Negative Declaration, CEQR #09HPD014X)
Social Services	1	Social services are provided in the neighborhood and throughout the Bronx by a range of nonprofit organizations and City agencies. Additionally, the proposed project would provide case management and social services for tenants on site. No impacts associated with the provision of social services would occur.
Solid Waste	1	Municipal solid waste disposal is provided by the New York City Department of Sanitation. The proposed project would not significantly increase the generation of solid waste or affect the provision of sanitation services. (EAS and Negative Declaration, CEQR #10HPD014X)
Waste Water	1	Waste water would be handled by the New York City Department of Environmental Protection (DEP). The proposed project would result in new residential development which would not result in significant or unusual demand for sewage disposal or treatment.

		(EAS and Negative Declaration, CEQR #10HPD014X)
Storm Water	1	New York City's storm water management system is handled by DEP. In addition, the project site is less than one acre in size and therefore, a SPDES permit would not be required. No impacts related to storm water would result from the proposed project. (EAS and Negative Declaration, CEQR #10HPD014X)
Water Supply	1	There would be no impact on New York City's water supply system due to the proposed project. New York City's potable water system is provided by DEP. (EAS and Negative Declaration, CEQR #10HPD014X)
Public Safety - Police	1	No impacts to police services would result from the proposed project. Police protection services are provided by the New York City Police Department (NYPD). (EAS and Negative Declaration, CEQR #10HPD014X)
- Fire	1	No impacts to fire services would result from the proposed project. Fire protection services are provided by the New York City Fire Department (FDNY). (EAS and Negative Declaration, CEQR #10HPD014X)
- Emergency Medical	1	According to the CEQR Technical Manual, an assessment of health care and emergency medical facilities is typically conducted if the proposed action would generate more than 600 low-to moderate-income units. The proposed project is expected to introduce 76 studio apartments. It would not meet the threshold for analysis of health care facilities, and therefore, no impacts would result. (EAS and Negative Declaration, CEQR #09HPD014X)
- Open Space	1	The project is not expected to place a significant demand on open space resources in the area. The site is located in close proximity to a number of publicly accessible open spaces (Melrose/Railroad Playground, Arcilla Playground, Joyce Kilmer Park, Fran Siegel Park). No impacts would occur. (EAS and Negative Declaration, CEQR #10HPD014X)
- Recreation	1	The project is not expected to place a significant demand on recreation resources in the area. The site is located in close proximity to a number of publicly accessible open spaces with recreational opportunities (Melrose/Railroad Playground, Arcilla Playground, Joyce Kilmer Park, Fran Siegel Park). No impacts would occur. (EAS and Negative Declaration, CEQR #10HPD014X)
- Cultural Facilities	1	The project site is located within the City of New York, which offers numerous cultural activities and opportunities including the nearby Melrose Branch of the public library, Yankee Stadium, the New York Botanical Garden, and the Bronx Zoo. No significant impacts to cultural facilities would result from the proposed project.
- Transportation	1	The project site is readily accessible by bus and subway. There is one subway station located a few blocks from the proposed project

		<p>site. The 167th Street station serves the B and D subway lines. The B line serves as a local line along Central Park West/6th Avenue and runs between the Grand Concourse in the Bronx and Brighton Beach, Brooklyn. The D line is the 6th Avenue express which runs between 205th Street in the Bronx and Coney Island/Stillwell Avenue in Brooklyn. The Metro-North Melrose station at 162nd Street and Park Avenue is just west of the project site.</p> <p>In the immediate vicinity of the area, the BxM2 local bus travels north-south from Riverdale in the Bronx to West Midtown via 7th Avenue, and the Bx41 local bus travels north-south from Wakefield to The Hub in the Bronx; both offer service near the project site along Melrose Avenue, approximately one block from the project site. The Bx6 local bus travels east-west along East 161st and East 163rd Streets, respectively, approximately one block from the project site, and offers service between Hunts Point in the Bronx and Washington Heights in Manhattan. The Bx35 local bus travels east-west along East 167th and East 181st Streets, respectively, approximately four blocks from the project site, and also offers service between Hunts Point in the Bronx and Washington Heights in Manhattan.</p> <p>No impacts on the area's public transportation services would result from the proposed project.</p> <p>In terms of project-generated traffic, Table 3O-1 of the CEQR Technical Manual shows that actions with single or multiple land uses which may result in fewer than 50 peak hour vehicle trips are generally unlikely to cause significant adverse impacts. For a single residential development in zone 4 (which includes areas located within one mile of a subway station) the development threshold is 200 dwelling units, which the proposed project would not exceed. Therefore, significant adverse traffic impacts as a result of the proposed project would not occur and no further analysis is necessary. (EAS and Negative Declaration, CEQR #10HPD014X)</p>
<b>Natural Features</b>		
Water Resources	1	The proposed project would not result in a significant effect on water resources, including surface or groundwater quality. The project site is located in the Bronx which is not above a Sole Source Aquifer.
Surface Water	1	The proposed project would not result in a significant effect on water resources, including groundwater and surface water.
Unique Natural Features and Agricultural Lands	1	There are no unique natural features or agricultural lands near the project site. Therefore, the proposed project would have no impact.
Vegetation and Wildlife	1	The proposed project is located in a developed, urban area in the Bronx, New York. The proposed project is not located immediately adjacent to the Hudson River or East River, the habitat for the short-nosed sturgeon, the only listed endangered species for Bronx County.

		<a href="http://www.fws.gov/northeast/nyfo/es/CountyLists/BronxDec2006.htm">http://www.fws.gov/northeast/nyfo/es/CountyLists/BronxDec2006.htm</a>
Flood Disaster Protection Act [Flood Insurance]	1	The project site is not located within a Special Flood Hazard Area. (See attached FEMA FIRM Panel No. 3604970083F.)
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The project site is not located on a Coastal Barrier Resource.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The proposed project is not located within 1 mile of an airport clear zone. No impacts would result.
<b>Other Factors</b>		
<b>Other Factors</b>		
<b>Other Factors</b>		

Comments:

**NAME:** Aaron Werner  
**Title/Agency:** Environmental Planner, HPD

**Date:** 5/14/10

**END OF ENVIRONMENTAL ASSESSMENT CHECKLIST**