

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

December 30, 2009

SENT VIA ELECTRONIC AND U.S. MAIL

Ms. Meaghan Shannon Vlkovic, Project Development
c/o Monadnock Construction, Inc.
155-3rd Street,
Brooklyn, NY 11231
MVlkovic@moncon.com

Re: SHARS Number: 20096122
Parcel C, LLC/Monadnock Construction
East 125th Street Parcel C
2293 Third Avenue (at East 125th St), New York, New York County

Dear Ms. Shannon Vlkovic,

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 December 30, 2009, 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 the New York State Environmental Quality Review Act (SEQRA), accepts the determination of The New York State Housing Trust Fund Corporation (HTFC), which concurs with the Final Environmental Impact Statement and SEQRA determination by the Lead Agency, the Office of the Deputy Mayor for Economic Development and Rebuilding and the City Planning Commission on August 27, 2008.

If you have any questions or concerns regarding this environmental clearance letter, please contact me at (518) 402-3392 or bwigzell@nysdhcr.gov. The Environmental Assessment for this site is posted 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
Angel Acosta, 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 #: 20096122
Project Sponsor: **Parcel C, LLC/Monadnock Construction**
Project Name: **East Harlem MEC Center - Parcel C**
Project Site Address: 2293 Third Avenue (at East 125th St)
New York
Project County: New York
Estimated project costs: \$ 22,990,844.
Total TCAP Award: \$ 7,755,437.
Project Sponsor Address: 155 3rd Street
Brooklyn, NY 11231
Primary Contact's Name: Meaghan Shannon-Vlkovic, Project Development
E-Mail address: MVLkovic@moncon.com
Telephone Number: 718-875-8160, X 235

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 NYS Division of Housing and Community Renewal 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: Barbara H. Wigzell, RA
Title/Agency: Director, Environmental Analysis Unit
NYS Division of Housing and Community Renewal
Date: December 30, 2009

Project Name: East Harlem MEC Center - Parcel C
Project #: 20096122

Environmental Assessment **Site Specific Review**

Project Description:

Parcel C, LLC proposes new construction of an eight story, elevator building for families, with 49 residential units, on a .25-acre site located at 2293 Third Avenue (at East 125th St.) in the City of New York, New York County. The building will include street level commercial space and separate residential elevator lobby, with residential units on the upper floors. A community room, tenant storage and laundry services will be available to residential tenants in the building's basement. The design and construction of the project will follow the NYS Division of Housing and Community Renewal's guidelines for the "Green Energy Efficiency Building Initiative". 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.

The proposed project is the first phase of a larger development, known as the East 125th Street Development, which comprises approximately 6 acres in East Harlem, from East 127th Street to East 125th Street and from Third Avenue to Second Avenue. STV Incorporated prepared a Final Environmental Impact Statement (FEIS) for the NYC Economic Development Corporation on the entire development in August 2008. In a City Environmental Quality Review (CEQR) level environmental review, the development was assessed regarding re-zonings, disposition of City-owned property and designation of the sites as an Urban Development Action Area Project (UDAAP), and a Harlem-East Harlem Urban Renewal Plan Amendment. The New York City approved the actions described above in October 2008.

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: Under the No-Action Alternative, the site would remain vacant and underutilized. No new affordable housing would be built and no new neighborhood retail, intended to revitalize and extend the active characteristics of 125th Street, would be created.

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 New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) reviewed the Phase II Subsurface Investigation Report (Phase II), Remedial Action Plan (RAP), Construction Health and Safety Plan (CHASP) and Revised Phase II Subsurface Investigation Report and found them acceptable as long as the following recommendations are incorporated into the RAP:

Based upon our review of the submitted documentation; DEP finds the Revised Phase II, RA and HASP for the proposed project acceptable as long as the following recommendations are incorporated into the RAP.

- For all areas, which will either be landscaped or covered with grass (not capped), minimum of two (2) feet of clean fill/ top soil must be imported from an approved facility/source and graded across all landscaped/grass covered areas of the site not capped with concrete/asphalt. The clean fill/top soil must be segregated at the source/facility. Qualified environmental personnel collect representative samples at a frequency of one (1) sample for every 250 cubic yards, analyze the samples for Target Compound List (TCL) VOCs, SVOCs, Pesticides/PCBs and Target Analyte List (TAL) Metals by a New York State Department of Health Environmental Laboratory Approval Program certified laboratory, compare to NYSDEC Part 375 Environmental Remediation Program, and receive DEP written approval to use the clean fill/top soil. Upon receipt of DEP's written approval, the clean fill/top soil may be transported to the site for grading.
- Excavated soils, which are temporarily stockpiled on-site, must be covered with polyethylene sheeting while disposal options are determined. Additional testing may be required by the disposal/recycling facility. Excavated soil should not be reused for grading purposes.
- If any petroleum-impacted soils (which display petroleum odors and/or staining) are encountered during the excavation/grading activities, the impacted soils should be removed and properly disposed of in accordance with all NYSDEC Regulations.
- Dust suppression must be maintained by the contractor during the excavating and grading activities at the site.
- All known or found Underground Storage Tanks and Aboveground Storage Tank (including dispensers, piping, and fill-ports) must be properly removed/closed in accordance with all applicable NYSDEC Regulations.
- A Professional Engineer (P.E) certified Remedial Closure Report should be submitted to and approved by DEP for the proposed project. The P.E certified Remedial Closure

Report should indicate that all remedial requirements have been properly implemented (i.e., proper transportation/disposal manifests and certificates from impacted soils removed and properly disposed of in accordance with all NYSDEC Regulations and proof of installation of two feet of DEP approved clean fill/top soil capping requirement, etc.).

Future correspondence and submittals related to this project should include the following tracking number **07DEPTECH295M**. If you have any questions, you may contact Mr. Maurice Winter at (718) 595-4514.

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

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

- HOME NEPA Environmental Assessment prepared by NYC Department of Housing Preservation and Development, November 2009. Finding of No Significant Impacts (The project will not result in a significant impact on the quality of the human environment)
- Phase II Environmental Site Assessment (ESA), prepared by Soil Mechanics Environmental Services revised 12/23/09
- Final Environmental Impact Statement (FEIS) for East 125th Street Development by the New York city Economic Development Corporation, dated August, 2009.
- Remedial Action Plan prepared by Soil mechanics environmental Services, revised 12.23.09
- NYS Office of Parks, Recreation and Historic Preservation
- Flood Insurance Rate Map Panel Number 360470091F.

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

Project #: **20096122**
Project Name: **East Harlem MEC Center - Parcel C/Monadnock Construction**
Project Address: 2293 3rd Avenue (at East 125th Street)
New York
New York County
Date: December 17, 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 checked="" type="checkbox"/> | <input type="checkbox"/> | The project would not adversely affect historic resources. There are no historic resources listed by the NYC LPC within the project site. Source: East 125th Street Development FEIS – Chapter 3.6 Historic Resources, STV Incorporated. |
| Floodplain Management [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 or within the 100-year floodplain. Source: FEMA Map #360470091F |
| Wetlands Protection [Executive Order 11990] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The project is not located in a wetlands protected area. Source: East 125th Street Development FEIS – Chapter 3.9 Natural Resources, STV Incorporated |
| Coastal Zone Management Act [Sections 307(c),(d)] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The project site is not located within the boundaries of NYC’s Coastal Zone. There would be no effect from the project. Source: East 125th Street Development FEIS – Chapter Natural Resources, STV Incorporated |
| Sole Source Aquifers [40 CFR 149] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The project site is located in the Manhattan and is not located above a sole source aquifer. |
| Endangered Species Act [50 CFR 402] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The project site and study area are urbanized and have been completely developed and disturbed. Project would not violate the Endangered Species Act. Source: East 125th Street Development FEIS – Chapter 3.9 Natural Resources, STV Incorporated |
| Wild and Scenic Rivers Act [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. |

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| 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 development of Parcel C would not cause or exacerbate air quality standards or impact criteria. Therefore, the proposed action would not result in significant adverse impacts related to stationary or mobile sources.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.17 Air Quality, STV Incorporated</p> |
| Farmland Protection Policy Act [7 CFR 658] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>The project does not involve the conversion of farmland to non-agricultural use and therefore would not violate the Farmland Protection Policy Act.</p> |
| Environmental Justice [Executive Order 12898] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>The project would not result in a disproportionately high adverse human health impact or environmental effect on minority and low-income populations. Remediation for hazardous materials contamination and noise attenuation will be included by the sponsor. The project will provide much needed affordable housing units to residents of East Harlem.</p> |
| Noise Abatement and Control [24 CFR 51 B] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Parcel C would not result in significant adverse impacts related to noise. The proposed action would generate new residential and commercial uses in an area that is already characterized by medium to high density residential and commercial development.</p> <p>Residential and commercial uses of the development would be required to provide sufficient noise attenuation to maintain interior noise levels of 45 dBA or lower, in accordance with New York City Noise Code.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.18 Noise, STV Incorporated</p> |
| Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>The project site is currently vacant. A Phase I report conducted in November 2006 and Phase II report conducted in June 2007 for the larger 6-acre development revealed recognized environmental conditions near the project site including a gasoline service station at Block 1790, Lot 24 which has impacted soil and groundwater; select volatile organic's (VOC's) and semi-volatile organic's (SVOC's) and metals in soil samples in excess of applicable regulatory guidelines at the project site; and select metals in samples from a temporary well installed at the project site.</p> <p>Remediation would be provided by the sponsor and would be conducted in accordance with a New York City Department of Environmental Protection-approved (DEP) Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP). With these measures in place, the proposed project would not result in hazardous materials impact.</p> <p>According to the EPA's Map of Radon Zones, New York County is considered to have low potential (it has a predicted average indoor radon screening level less than 2 pCi/L).</p> |
| Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C] | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>A visual survey of the surrounding area did not reveal exterior above-ground storage tanks within 1,000 feet 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</p> |

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| | | | <p>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.</p> <p>Source: East 125th Street Development FEIS, Phase I ESA</p> |
| <p>Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>The 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 occur.</p> <p>The project would not adversely affect the State Implementation Plan (SIP).</p> <p>Source: East 125th Street Development FEIS</p> |

NOTES:

Preparer: Barbara H. Wigzell, RA
 Director, Environmental Analysis Unit

Date: December 30, 2009

END OF STATUTORY CHECKLIST

APPENDIX B
Environmental Assessment Checklist
Site Specific

SHARS #: **20096122**
 Project Name: **East Harlem MEC Center - Parcel C/Monadnock Construction**
 Project Address: 2293 3rd Avenue (at East 125th Street)
 New York
 New York County
 Date: December 17, 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 would be constructed pursuant to the regulations of the existing C6-3 zoning district. The proposed project would not result in a significant effect on land use and would be compatible with surrounding land uses. Source: East 125th Street Development FEIS – Chapter 3.1 Land Use, Zoning, and Public Policy, STV Incorporated |
| Compatibility and Urban Impact | 1 | The development of Parcel C (a component of the East 125th Street Development) would result in the redevelopment of a vacant lot with a new 8-story affordable rental residential building, which would help to improve building conditions and revitalize an area that has experienced disinvestment in the past. It would contribute to extending development along the 125th Street mixed-use corridor to the east with new affordable housing, and retail uses. Source: East 125th Street Development FEIS – Chapter 3.1 Land Use, Zoning, and Public Policy, STV Incorporated |
| Slope | 1 | The topography within Parcel C is relatively flat with a slight slope to the east. Source: East 125th Street Development FEIS – Chapter 3.10 Hazardous Materials, STV Incorporated and USGS Topographic Map, quad o40073g8 |

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| Erosion | 1 | <p>Parcel C is not located in a Wetlands/Erosion Hazard Area Development and is not expected to result in significant adverse erosion impacts.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.9 Natural Resources, STV Incorporated</p> |
| Soil Suitability | 1 | <p>The soils beneath Parcel C are classified as Urban Land Complex. Urban Land refers to soils that have been altered by human activities thus making them unidentifiable. As a previously disturbed urban site, the development of Parcel C would have no significant impact on soils.</p> <p>Source: Monadnock Construction; East 125th Street Development FEIS – Chapter 3.10 Hazardous Materials, STV Incorporated</p> |
| Hazards and Nuisances including Site Safety | 4 | <p>Parcel C contains subsurface contaminants. Prior to redevelopment construction activities, the developer will perform additional investigation and remediation to complete the characterization of extant hazardous materials and identify the proper remedial and/or health and safety measures to be implemented during redevelopment.</p> <p>Remediation and construction activity must occur in accordance with a DEP-approved Construction Health and Safety Plan in order to protect against hazards which may be encountered during remediation and construction.</p> <p>Construction effects associated with the proposed project may include noise, fugitive dust, and sidewalk closures, which are typical of construction effects throughout New York City.</p> <p>Source: Monadnock Construction; East 125th Street Development FEIS – Chapter 3.10 Hazardous Materials, STV Incorporated</p> |
| Energy Consumption | 1 | <p>As part of the East 125th Street FEIS, the energy demand for Parcel C was evaluated. It was concluded that energy consumption would not be expected to have any significant adverse effect on energy systems.</p> <p>The additional energy demand from the development of Parcel C would be serviced by existing utilities and would represent a negligible increase in the existing use in the Con Edison and other utility service areas.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.14 Energy, STV Incorporated</p> |

| Neighborhood Impacts | | |
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| Noise - Contribution to Community Noise Levels | 1 | <p>Parcel C would not result in significant adverse impacts related to noise. The proposed action would generate new residential and commercial uses in an area that is already characterized by medium to high density residential and commercial development.</p> <p>Residential and commercial uses of the development would be required to provide sufficient noise attenuation to maintain interior noise levels of 45 dBA or lower, in accordance with New York City Noise Code.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.18 Noise, STV Incorporated</p> |
| Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels | 1 | <p>The development of Parcel C would not cause or exacerbate any exceedances of air quality standards or impact criteria. Therefore, the proposed action would not result in significant adverse impacts related to stationary or mobile sources. The project would utilize high-efficiency condensing natural gas boilers and would not result in significant adverse impacts to other buildings in the area.</p> <p>The project is not located in proximity to any industrial emission sources or large-scale emission sources.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.17 Air Quality, STV Incorporated</p> |
| Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale | 2 | <p>Parcel C will replace vacant and underutilized land on the project site with a new mixed-use 8-story building consisting of residential and retail uses. It would provide a benefit by improving the site and neighborhood by replacing a vacant lot.</p> <p>The development of Parcel C is not expected to have significant adverse impacts on visual resources in the study area. Existing notable view corridors would remain unobstructed and views to the New York Public Library 125th Street Branch and Triborough Bridge would also be unobstructed from publicly accessible viewpoints.</p> |
| Socioeconomic | | |
| Demographic Character Changes | 2 | <p>The development of Parcel C is not expected to result in significant adverse impacts on socioeconomic conditions in the study area related to direct or indirect residential or business displacement. The socioeconomic study area in which the project site is located is expected to continue to experience housing and commercial revitalization in the future with or without the proposed action.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.2 –</p> |

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| | | Socioeconomic Conditions, STV Incorporated |
| Displacement | 1 | <p>The development of Parcel C will not result in any residential or commercial displacements. The parcel is used as a surface parking lot by firefighter personnel stationed at the adjacent firehouse.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.2 – Socioeconomic Conditions, STV Incorporated</p> |
| Employment and Income Patterns | 2 | <p>The development of Parcel C would result in additional jobs associated with construction of the building. Once constructed, the building would require maintenance personnel. The project would not result in a demographic change or a substantial effect on income patterns. The development would provide affordable housing for a range of lower income levels.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.2 – Socioeconomic Conditions, STV Incorporated</p> |
| Community Facilities and Services | | |
| Educational Facilities | 1 | <p>The proposed project would not place a significant demand on public schools operated or chartered by the New York City Department of Education (DOE).</p> <p>Source: East 125th Street Development FEIS – Chapter 3.3 Community Facilities and Services, STV Incorporated</p> |
| Commercial Facilities | 1 | <p>The development of Parcel C with a small commercial element would not significantly impact commercial facilities in this area which is generally underserved.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.3 Community Facilities and Services, STV Incorporated</p> |
| Health Care | 1 | <p>The development of Parcel C (a component of the East 125th Street Development) would not significantly add to the population and impact health care facilities.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.3 Community Facilities and Services, STV Incorporated</p> |
| Social Services | 1 | <p>The development of Parcel C (a component of the East 125th Street Development) would not significantly impact Social Services facilities.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.3 Community Facilities and Services, STV Incorporated</p> |
| Solid Waste | 1 | As part of the East 125th Street FEIS, the generation of |

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| | | <p>municipal solid waste and sanitation services from the East 125th Street Development was assessed (which includes Parcel C). It was concluded that the proposed action would not result in a significant increase in municipal solid waste generation and sanitation services.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.12 Infrastructure, STV Incorporated</p> |
| Waste Water | 1 | <p>As part of the East 125th Street FEIS, the generation of sewage from the East 125th Street Development was assessed (which includes Parcel C). It was concluded that the proposed action would not result in a significant effect on sanitary disposal services at the Wards island Pollution Control Plant.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.13 Solid Waste and Sanitation Services, STV Incorporated</p> |
| Storm Water | 1 | <p>The project site is largely paved and would be fully developed; storm water discharge would not increase. As part of the East 125th Street FEIS, the demands and potential impacts of the proposed East 125th Street Development (which includes Parcel C) on the city’s infrastructure including water supply, wastewater treatment and storm water management systems was assessed. It was concluded that the proposed action would not result in a significant impact to Sanitary Sewage and Stormwater infrastructure or water supply.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.12 Infrastructure, STV Incorporated</p> |
| Water Supply | 1 | <p>As part of the East 125th Street FEIS, the demands and potential impacts of the proposed East 125th Street Development (which includes Parcel C) on the city’s infrastructure including water supply was assessed. It was concluded that the proposed action would not result in a significant impact to New York City.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.12 Infrastructure, STV Incorporated</p> |
| Public Safety - Police | 1 | <p>No direct impacts (displacements) would occur. The NYPD indicated there would be no issue with providing police services to the entire development.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.3 Community Facilities and Services, STV Incorporated</p> |
| - Fire | 1 | <p>No direct impacts (displacements) would occur. The NYPD had indicated there would be no issue with providing fire services to the entire development.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.3</p> |

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| | | Community Facilities and Services, STV Incorporated |
| - Emergency Medical | 1 | <p>The development of Parcel C, a component of the East 125th Street Development would not significantly impact Social Services facilities, including emergency services.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.3 Community Facilities and Services, STV Incorporated</p> |
| - Open Space | 1 | <p>The development of Parcel C, a component of the East 125th Street Development would neither result in any direct displacement of existing open space resources in the study area, nor would the proposed action significantly exacerbate the existing deficiency in open space in the Harlem area. Only a small number of new users would be generated.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.4 Open Space, STV Incorporated</p> |
| - Recreation | 1 | <p>The development of Parcel C, a component of the East 125th Street Development would neither result in any direct displacement of existing open space resources in the study area, nor would the proposed action significantly exacerbate the existing deficiency in open space.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.4 Open Space, STV Incorporated</p> |
| - Cultural Facilities | 1 | <p>The development of Parcel C, a component of the East 125th Street Development would not result in significant adverse impacts to any historic or cultural resources.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.6 Historic Resources, STV Incorporated</p> |
| - Transportation | 1 | <p>The development of Parcel C, a component of the East 125th Street Development would add only 16 trips in the A.M. and 20 trips in the P.M. peak hours and would not significantly impact transportation facilities.</p> <p>Source: STV Incorporated</p> |
| Natural Features | | |
| Water Resources | 1 | <p>The project site is urbanized and has been completely developed and disturbed, and contains no natural features of significance, nor is adjacent to any natural resources.</p> <p>Source: East 125th Street Development FEIS – Chapter 3.9</p> |

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|---|---|--|
| | | Natural Resources, STV Incorporated |
| Surface Water | 1 | The project site is urbanized and has been completely developed and disturbed, and contains no natural features of significance, nor is adjacent to any natural resources. Source: East 125th Street Development FEIS – Chapter Natural Resources, STV Incorporated |
| Unique Natural Features and Agricultural Lands | 1 | The project would not affect any unique natural features or agricultural lands. Source: East 125th Street Development FEIS – Chapter Natural Resources, STV Incorporated |
| Vegetation and Wildlife | 1 | The project site and immediate surroundings are occupied by buildings and do not contain any vegetation or wildlife; therefore, the project would not affect vegetation or wildlife. Source: East 125th Street Development FEIS – Chapter Natural Resources, STV Incorporated |
| Flood Disaster Protection Act [Flood Insurance] | 1 | The project site is not located within a Special Flood Hazard Area or within the 100-year floodplain. Source: FEMA Map #360470091F |
| Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)] | 1 | The project site is not located within the boundaries of NYC's Coastal Zone. There would be no effect from the project. Source: East 125th Street Development FEIS – Chapter Natural Resources, STV Incorporated |
| Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)] | 1 | The project site is outside runway clear zones for LaGuardia, Newark and JFK airports. |

Comments:

Preparer: Barbara H. Wigzell, R.A.

Date: December 30, 2009

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST