

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

October 7, 2009

SENT VIA ELECTRONIC AND U.S. MAIL

Len Sedney, Director of Environmental Services
New York State Housing Finance Agency
641 Lexington Avenue,
New York, NY 10022

Re: Mulford I, LP
Grant Park Apartments
1 Loehr Place & 9 vineyard Avenue, Yonkers, Westchester County

Dear Mr. Sedney:

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 based this 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 September 11, 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 Findings Statement by the The NYS Housing Finance Agency which concurred with the Lead Agency, the City of Yonkers Department of Planning and Development's determination of Type I under SEQRA.

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

Sincerely,

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

Cc: Cathy Frangella, TCAP Program Manager

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: **Mulford I, L.P. (The Richman Group Capital Corporation)**

Project Name: **Grant Park Apartments**

Project Site Address: 1 Loehr Place & 9 Vineyard Avenue
Yonkers, NY 10703

Project County: Westchester

Estimated project costs: \$ 45,046,446

Total TCAP Award: \$6,400,000

Project Sponsor Address: 340 Pemberwick Road
Greenwich, CT Rochester, NY 06831

Primary Contact's Name: Len Sedney,
NYS Housing Finance Agency

E-Mail address: lsedney@nyhomes.org

Telephone Number: (212) 872-0468

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 Housing Finance Agency 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: Len Sedney
Title/Agency: Director, Env. Services
NYS Housing Finance Agency

Date: 9/11/09

Project Name: Grant Park Apartments
SHARS #: N.A.

Environmental Assessment
Site Specific Review

Project Description:

Funding from HUD's Tax Credit Assistance (TCAP) is being sought in connection with a project known as Grant Park Apartments (the "Project"). The Project is part of the Mulford Gardens HOPE VI Revitalization Plan which received \$20,000,000 HOPE VI funding from the U.S Department of Housing and Urban Development (HUD) in 2006 for the demolition of the existing Mulford Gardens project and revitalization of the project area. The Mulford Gardens HOPE VI Revitalization Plan was developed in conjunction with the Ashburton Avenue Master Plan (attached) and the Ashburton Avenue Urban Renewal Plan(attached). In addition to Tax Credit Assistance Program ("TCAP") funds, the Project will be receiving a HUD HOPE IV Loan of \$4,000,000.

The Project site is comprised of two parcels, 1 Loehr Place and 9 Vineyard Avenue. The Project will consist of the construction of four, three and four-story rental apartment buildings and a single story community facility located at 1 Loehr Place and 9 Vineyard Avenue in the City of Yonkers, Westchester County . Three residential buildings consisting of 85 units and one community building will be located at 1 Loehr Place while one building with 15 units will be located at 9 Vineyard Avenue. The five building complex will include elevators and laundry facilities in each residential building. The community facility will include the management office, maintenance office, exercise room, business center and a community room. There will be 100 on-grade parking spaces available for tenants and visitors. 1 Loehr Place is currently owned by the Municipal Housing Authority of the City of Yonkers ("MHACY") and 9 Vineyard Avenue is owned by the City of Yonkers. Both Project sites will be conveyed to the Borrower at the time of the mortgage closing. 1 Loehr Place contained a portion of the former Mulford Gardens public housing complex which has been demolished. 9 Vineyard Avenue was the site of a former firehouse which has also been demolished. All 100 revenue generating units will be set aside for households with incomes at or below 60% of the Area Median Income ("AMI") for Westchester County, adjusted for family size. Of the 100 units, 32 will be set aside for households with incomes at or below 30% of AMI.

Pursuant to the National Environmental Policy Act of 1970 and its implementing regulations (40 CFR Parts 1500-1508) (NEPA) a Draft and Final Environmental Impact Statement (FEIS) were prepared by the City in conjunction with the Ashburton Avenue Master Plan, the Ashburton Avenue Urban Renewal Plan and the Mulford Gardens HOPE VI Revitalization Plan. Pursuant to the Council on Environmental Quality (CEQ)Regulations §1502.20, the FEIS took a "tiered" approach to analyzing the Ashburton Avenue Master Plan and the Ashburton Avenue Urban Renewal Plan while the analysis of the Mulford Gardens HOPE VI Revitalization Plan is a site-specific action geographically contained within the Master Plan and Urban Renewal Area. Due to the timing of the Master Plan and the Hope VI Revitalization Plan both the generic Final EIS for the Master Plan and Urban Renewal Plan and the site-specific Final EIS for the HOPE VI Revitalization Plan are contained in this one document ("Ashburton Avenue Master Plan and Urban Renewal Plan/Mulford Gardens Hope VI Revitalization Plan, Final Environmental Impact Statement").

On April 26, 2006, the City of Yonkers and the Yonkers Community Development Agency adopted a Record of Decision (ROD) and Findings Statement for the Ashburton Avenue Master

Plan, the Ashburton Avenue Urban Renewal Plan and the Mulford Gardens HOPE VI Revitalization Plan. The proposed Grant Park Apartments are part of this "Plan". These documents were prepared by the City as lead agency, pursuant to the National Environmental Policy Act of 1970 and its implementing regulations (40 CFR Parts 1500-1508) (NEPA) and the New York State Environmental Quality Review Act of 1978 (SEQRA) (Article 8 of the New York State Environmental Conservation Law) and the regulations adopted pursuant thereto (6 NYCRR Part 617) Additionally, the SEQR and NEPA processes were used to address historic preservation and cultural resource issues under Section 106 of the National Historic Preservation Act, 16 U.S.C. 470f. and the regulations adopted pursuant thereto.

The project as part of the Mulford Gardens HOPE VI Revitalization Plan was determined to require an Environmental Impact Statement according to 24 CFR 58.37.

The project as part of the Mulford Gardens HOPE VI Revitalization Plan was determined to be a "Type I" SEQR action.

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 Selected Alternative which is currently being implemented was developed in an effort to revitalize the Ashburton Avenue area through the provision of a range of housing opportunities; mixed use development along Ashburton Avenue; transportation improvements, including street widenings along Ashburton Avenue to improve east-west access between the Saw Mill River Parkway and the Downtown Waterfront District, reduce traffic congestion, allow for on-street parking, and allow for an upgraded sidewalk and streetscape plan. Other options were considered and described, analyzed and assessed in the DEIS and FEIS in terms of both each alternative's ability to achieve the overall stated purpose and need and each alternative's potential environmental impacts. Two other alternatives were considered: (1) Ashburton Avenue Improvements without Consistent Street Widening and (2) Reduced/Modified Scale of Mulford Gardens HOPE VI Revitalization Plan.

Alternative (1) was an alternate strategy for revitalizing Ashburton Avenue by selectively widening Ashburton Avenue primarily at intersections. This alternative would retain the current roadway width for most of the Avenue. The alternative was developed to minimize demolition and relocation and maintain the existing built fabric of the Avenue. Elements of the proposed Master Plan/Urban Renewal Plan under this Alternative would be similar to those of the Selected Alternative, except that buildings located along the south side of Ashburton Avenue would remain and be rehabilitated, rather than being demolished to accommodate the widening of Ashburton Avenue. The parking program recommended under the Preferred Alternative would be largely unchanged; The Master Plan/Urban Renewal Plan would contain the same zoning proposal as that contained under the Preferred Alternative. Under Alternative (1) no demolition or relocation would be necessary. HOPE VI project elements under this alternative would be similar to the Selected Alternative with the exception of two Sites (Sites F and G), where existing buildings would remain and be rehabilitated.

Alternative (2) was a reduced or modified scale of Mulford Gardens HOPE VI Revitalization Plan. The only difference from the Selected Alternative would be a reduction of the housing unit count due to the lower-scale development on the Mulford Gardens site. The Mulford Gardens development site under this Alternative would be redeveloped with 220 housing units instead of the proposed 280. The configuration of the blocks on this redesigned site would also be different,

with the southern half of the site divided into three blocks instead of four, as under the Selected Alternative. Fewer units would be constructed which would allow for additional open space in this area.

In considering the two above described alternatives against the Selected Alternative, the City found that, on balance, the Selected Alternative would best realize the underlying purpose and need as set forth in the Ashburton Avenue Master Plan and the Ashburton Avenue Urban Renewal Plan as well as the City's overall goals and objectives. The rejected alternatives would not achieve the goals to the same extent, nor would they be environmentally preferable. While the alternatives would require less displacement of residents and businesses, necessary circulation improvements would not be achieved, a consistent streetscape could not be developed and blighted conditions along Ashburton Avenue would not be removed. The Selected Alternative achieves the City's goals while minimizing demolition and relocation wherever possible.

No Action: The No Action Alternative is the scenario that would occur if the proposed Master Plan/Urban Renewal, Mulford Gardens HOPE VI Revitalization Plan were not adopted and subsequently implemented. The 30-block Project Area would remain in its current state as a neighborhood in decline. Without the adoption of the Master Plan/Urban Renewal Plan, the City would not undertake actions to remove the blighted conditions throughout the Ashburton Avenue neighborhood, encourage private investment in the area, redevelop cleared sites, or create new housing and employment opportunities for area residents. In addition, under the No Action Alternative, Ashburton Avenue would not be widened; as a result, no demolition or relocation of residents and businesses along the Avenue would be required. Some scattered infill housing by private entities could be expected on sites in the Project Area that are not publicly owned. However, without a coordinated Master Plan/Urban Renewal Plan to guide development in the area, this part of the City of Yonkers is likely to continue to have a high degree of vacant land and poor building conditions, with continued problems related to safety and security along the Old Croton Aqueduct Trailway, and poor visual and physical conditions related to the streetscape.

In addition, with no new construction or housing rehabilitation within the Project Area, this part of the City of Yonkers would be likely to continue to suffer from disinvestment and deteriorated physical conditions. The outdated Mulford Gardens public housing complex would continue to present a barrier to future housing reinvestment in this area, and its residents would continue to live within an outdated complex with perceived safety problems. Direct and indirect economic benefits as a result of the construction of new housing would not be realized. There would be no increase in population associated with implementation of the Master Plan/Urban Renewal Plan, and no increases in demand on community services or community retail businesses would occur. No change in land use, or effects on cultural resources, either positive or negative, would occur.

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.)

As part of the FEIS, mitigation measures are detailed for the overall site. It was determined that the proposed Mulford Gardens HOPE VI Revitalization Plan would not result in any significant and unavoidable environmental impacts. Mitigation that relates specifically to the Mulford Garden site includes traffic improvement, noise & hazardous materials. Implementation of the

HOPE VI Plan would occur prior to the widening of Ashburton Avenue. adding vehicles to the existing volume of vehicles on local roads during peak AM and PM hours. Level of service F would occur at the Ashburton Avenue/Vineyard Avenue intersection at the PM peak hour. The additional traffic generated by the full build out the Mulford gardens site can be accommodated with traffic signal timing adjustments which will improve the level of service at this intersection to C or better. Once Ashburton Avenue is widened and left turn lanes are constructed at critical intersections, as part of the Master Plan and Urban Renewal Plan, impacts to levels of service associated with the HOPE VI development sites will be mitigated. No specific mitigation is required prior to the first phase of the Mulford Garden Revitalization which is Grant Park (the Project).

Local ambient daytime noise levels would increase on the project site and in the immediate vicinity of the HOPE VI sites during demolition and initial phases of construction for the proposed buildings. Construction is anticipated to take approximately 2 years for each phase. The demolition and construction activities would generate short-term intrusive noises throughout the construction period. No long-term noise impacts are anticipated. Mitigation measures to limit short-term impacts from construction noise will limit construction to hours between 7:00 AM and 6:00 PM, Monday through Saturday, exclusive of Sundays and legal holidays.

Three 25,000 gallon underground fuel oil tanks were identified on the Mulford Gardens site. These tanks are located off the Grant Park site. The tanks have been removed and closure documents are in preparation.

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

Additional Studies Performed

Ashburton Avenue Master Plan - BJF Planning/Appleseed, Inc./Real Estate Solutions - February, 2006

Ashburton Avenue Urban Renewal Plan - BJF Planning/Appleseed, Inc./Real Estate Solutions - February, 2006

Phase I Environmental Assessment For Mulford Gardens HOPE VI Project - Langan Engineering & Environmental Services (6/16/2009)

Phase I Environmental Assessment For 9 Vineyard Avenue - Langan Engineering & Environmental Services (6/16/2009)

Photo Documentation of Firehouse # 2 - Langan Engineering & Environmental Services (4/03/2008)

HUD Noise Study, prepared by Tim Miller Associates, September, 2009

List of Attachments

1. Environmental Assessment Checklist Site Specific
2. Statutory Checklist Site Specific
3. Ashburton Avenue Master Plan and Urban Renewal Plan/Mulford Gardens Hope VI Revitalization Plan Record of Decision and Findings Statement
4. Ashburton Avenue Master Plan and Urban Renewal Plan/Mulford Gardens Hope VI Revitalization Plan, Final Environmental Impact Statement - February, 2006, prepared by BJF Planning and Tim Miller Associates, Inc.
5. Ashburton Avenue Master Plan - BJF Planning/Appleseed, Inc./Real Estate Solutions - February, 2006
6. Ashburton Avenue Urban Renewal Plan - BJF Planning/Appleseed, Inc./Real Estate Solutions - February, 2006
7. No Impact Determination from the NYS Office of Parks, Recreation and Historic

- Preservation and Photo Documentation of 9 Vineyard Avenue (Former Firehouse Site)
8. Flood Insurance Rate Map; Community Panel # 36119 C 0309 F
 9. HUD Noise Study, prepared by Tim Miller Associates, September, 2009
 10. Phase I Environmental Assessment For Mulford Gardens HOPE VI Project - Langan Engineering & Environmental Services (6/16/2009)
 11. Phase I Environmental Assessment For 9 Vineyard Avenue - Langan Engineering & Environmental Services (6/16/2009)
 12. NYS Housing Finance Agency SEQR Findings Statement

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

The Richman Group Capital Corporation;

NYS Office of Parks, Recreation and Historic Preservation (OPRHP);

BJF Planning

Tim Miller Associates, Inc.

Statutory Checklist

Site Specific

[24CFR §58.5 and 58.6]

SHARS #: N/A
 Project Name: Grant Park Apartments
 Project Address: 1 Loehr Place & 9 Vineyard Avenue
Yonkers, NY 10703
 Date: September 11, 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 entire proposed action has been reviewed by the State Historic Preservation Office (SHPO) in accordance with Section 106 of the National Historic Preservation Act of 1966. SHPO reviewed the proposed action in accordance with Section 106 in 2005 as part of the FEIS process and determined that the project will have "No Adverse Effect" on cultural resources included or eligible for inclusion on the State and National Registers of Historic Places. A vacant firehouse located on the site (9 Vineyard Avenue) was determined to be eligible for the National Register of Historic Places, but unsalvageable. SHPO requested a Memorandum of Agreement (MOU) with the City regarding photographic recording of the firehouse prior to demolition. The city demolished the firehouse without the benefit of a MOU but did provide photographic documentation. SHPO reissued a "No Adverse Effect" letter in July, 2009 but did state that state and/or federal funding could not be utilized for the demolition portion of this project. State and/or federal funding was not used for the demolition (Letters & Photographic Documentation attached).
Floodplain Management [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project not located in "Special Flood Hazard Area". Flood Insurance Rate Map 36119 C 0309 F (attached).
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The entire study area, nor the Grant Park Project site, does not contain any federal wetlands per the Mulford Gardens HOPE VI Revitalization Plan FEIS. "Overall the project area is located in a highly developed urban area, and does not contain any DEC, USACOE or locally regulated 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 proposed project is not overlying or in the vicinity of a sole source aquifer per the Mulford Gardens HOPE VI Revitalization Plan FEIS.
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. According to the FEIS "there are no known occurrences of rare or protected animals, plants, significant natural communities, or significant habitat on or in the immediate vicinity of the project area.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no designated Wild, Scenic or Recreational Rivers within or near Project site.
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is located in a Non-attainment area for particulate matter. The Mulford Gardens site formerly had a boiler house to accommodate the development which has been demolished eliminating a source of emissions. The project would not generate significant levels of traffic and no truck (diesel) traffic; therefore, no exceedances of the National Ambient Air Quality Standard (NAAQS) associated

			with particulate matter (PM) would occur. Residential uses are below de minimis air quality impact levels set by U.S. EPA and therefore no significant impacts on air quality will result.
Farmland Protection Policy Act [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project does not involve the conversion of farmland to nonagricultural use, and therefore would not violate the Farmland Protection Policy Act.
Environmental Justice [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is intended to serve an existing need for affordable housing as well as revitalize the area. Negative environmental effects that may occur as a result of the proposed project that would affect local community members subject to Environmental Justice considerations per Executive Order 12898 include direct displacement of households and businesses, and effects of construction activities. Residential relocation planned as part of the Mulford Gardens Revitalization Plan will be mitigated through relocation assistance procedures of the Uniform Relocation Assistance and Real Property Acquisition Policies Act that will be provided to all families that reside at Mulford Gardens. Relocation has been completed.
Noise Abatement and Control [24 CFR 51 B]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is not located within 15 miles of a military airport, 5 miles of a civilian airport or 3000 feet of a railroad. The project is located within 1000 feet of a major road Nepperhan Avenue. The Day/Night Noise Level Assessment Tool was used with the DNL calculated at 50.7, below HUD guidelines of 65 decibels (See attached Noise Study).
Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A Phase I Environmental Site Assessment was conducted in June, 2009 by Langan Engineering & Environmental Services for the entire 12 plus acre Mulford Garden site as well as the firehouse site. The Phase I Report identified a "recognized environmental condition" associated with underground storage tanks located at the Mulford Garden site but not the specific Grant Park site. The tanks were removed in June/July, 2009 and the Agency is requiring closure documents indicating that the tanks were properly removed. The Closure Report will document the extent of the excavation, certification of the quality of all backfill materials used, disposal receipts, transportation charters, and a sign-off by a New York State licensed Professional Engineer. All structures at the site were previously demolished. Asbestos & lead testing is not required. The project is located in U. S. EPA Radon Zone 3 with a predicted average indoor radon level less than 2 pCi/l. Testing is not required.
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project not located within proximity to a stationary hazardous facility that stores, handles or processes chemicals or petrochemicals of an explosive or flammable nature in above-ground storage tanks based on the Phase I Environmental Site Assessment.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project is not located within proximity to an airport clear zone or accident potential zone.

NOTES:

Title/Agency: Len Sedney
Director, Env. Services
NYS Housing Finance Agency

Date: 9/11/09

END OF STATUTORY CHECKLIST

Environmental Assessment Checklist
Site Specific

SHARS #: **N.A**
Project Name: **Grant Park Apartments**

Project Address: 1 Loehr Place & 9 Vineyard Avenue
Yonkers, NY 10703

Date: September 11, 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 Ashburton Avenue Master Plan and the Ashburton Avenue Urban Renewal Plan developed land use recommendations to revitalize both the Mulford Garden project as well as the entire surrounding area. The Mulford Gardens HOPE VI Revitalization Plan recommended that the Project site be rezoned to MG (Medium Density Apartments) in order to accommodate the proposed development. The proposed development is in compliance with both the Master Plan and MG zoning. Subdivision & site plan approval have been obtained by the project. No further discretionary approvals required.
Compatibility and Urban Impact	1	The proposed project is consistent with the proposals developed in the Ashburton Avenue Urban Renewal Plan. The 100-unit Project is compatible with the remaining developed proposals of the former Mulford Gardens site.
Slope	1	The Project is a previously developed site and therefore slope and topography have been significantly altered. The area is generally in the range of 0 - 8 % slope. The 12 acre Mulford Garden site rises from south to north with the proposed 100 -unit project in the southernmost area, requiring minimal cut and fill and grading.

Erosion	1	No impact from soil erosion is anticipated. Temporary construction related impacts are anticipated to be mitigated through the use of soil and erosion control measures which are detailed in the Mulford Garden Hope VII Revitalization Plan FEIS and are based on the Erosion and Sediment Control Guidelines in the NYS DEC SPDES General Permit for Stormwater Discharges from Construction Activities.
Soil Suitability	1	Soil conditions in the area have been significantly altered over the years due to urban development. Development of building plans have determined that soil conditions are suitable. The project will be required to follow local building code with regards to conducting soil borings and foundation design.
Hazards and Nuisances including Site Safety	1	Project will not have significant effects related to construction activity but will be typical of construction effects including temporary road closings, fugitive dust and construction noise. These effects will be addressed under existing regulations governing construction activity within the City of Yonkers. Project will be sufficiently removed from other daily business activity so as not to be a nuisance. Construction will be conducted during normal business hours to mitigate noise concerns.
Energy Consumption	1	The project will comply with HFA's Green Guidelines 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 including requirements to provide ENERGY STAR rated appliances and water conservation rated plumbing fixtures.
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	1	Local ambient daytime noise levels would increase on the project site and in the immediate vicinity of the HOPE VI sites during demolition and initial phases of construction for the proposed buildings. Construction is anticipated to take approximately 2 years for each phase. The demolition and construction activities would generate short-term intrusive noises throughout the construction period. No long-term noise impacts are anticipated. Mitigation measures to limit

		short-term impacts from construction noise will limit construction to hours between 7:00 AM and 6:00 PM, Monday through Saturday.
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	Site is not located in proximity to any industrial or large-scale emission sources that have the potential to impact future residents. The site is located in a Non-attainment area for particulate matter. The Mulford Gardens site formerly had a boiler house to accommodate the development which has been demolished eliminating one source of emissions. The project would not generate significant levels of traffic and no truck (diesel) traffic; therefore, no exceedances of the National Ambient Air Quality Standard (NAAQS) associated with particulate matter (PM) would occur. The proposed project is a residential use and unlikely to significantly impact air quality from emissions of ozone and particulate matter.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The proposed building will not result in adverse impacts to urban design, visual resources or neighborhood character. The site plan, landscaping and exterior of building have been approved by the Planning Board and are in compliance with both zoning and the Ashburton Avenue Master Plan.
Socioeconomic		
Demographic Character Changes	1	The Mulford Gardens project was 550 units to be replaced with 284 units. The new residents will include low and moderate-income families with the Mulford Gardens public housing residents eligible for all the proposed units. The FEIS concluded that overall population trends will not be altered.
Displacement	3	The project will result in the temporary displacement of current Mulford Gardens tenants. Relocation of tenants has been accomplished in accordance with a Relocation Plan funded through HUD HOPE VI grant funds.
Employment and Income Patterns	1	The project will not alter employment or income patterns. The FEIS concluded that overall population and income trends will not be altered.
Community Facilities and Services		
Educational Facilities	1	The Yonkers School District is comprised of 29 elementary schools, 4 junior high schools and 5 senior high schools. The Yonkers Public School District assigns students to schools based on a lottery system whereby families can request that their children attend schools other than their own local school. In addition, the majority of students in the District are

		bussed; none of the schools are within the urban renewal area.No significant impact anticipated.
Commercial Facilities	1	Project will create 100 housing units near existing and revitalized commercial and retail facilities, enhancing the business environment for those facilities. The proposed project involves no commercial facilities. No impact anticipated.
Health Care	1	St. John's Riverside Hospital (formerly Yonkers General Hospital) is located within the study area of the The Ashburton Avenue Master Plan . There is not expected to be an undue burden placed on hospital facilities as a result of the proposed Project.
Social Services	1	Social services in the area include those services provided by government social service agencies or public and private groups, such as Yonkers General Hospital, the Church of Saint Joseph, Westchester School for Special Children, and Yonkers Community Action (YCAP). Services provided include programs for drug or alcohol addiction and mental disorders; halfway houses and drop in centers; family counseling centers; day care services for seniors, the handicapped, low income residence, etc. The FEIS determined that the majority of households moving into the units are already Yonkers residents and will not represent an influx of new residents demanding services.
Solid Waste	1	Residential solid waste is collected by the City's Environmental Services Division. The City participates in the state mandated recycling program. Currently the City is well below its peak population of 1970. As such the current refuse collection system is expected to be able to absorb the refuse generated by the proposed housing residents and commercial uses.
Waste Water	1	The proposed project will not have a significant impact on waste water facilities for the City of Yonkers. 550 units in the Mulford Gardens project have been demolished to be replaced with 284 units. Waste water is treated by Westchester County. The project is located in the Central Yonkers sewer district.
Storm Water	3	Coverage under the New York State General Permit for Stormwater (GP-02-01) is not required due to the size of these sites. Stormwater runoff from the project will be collected in subsurface detention basins installed at the site.

		During and after storm events, the collected stormwater would be discharged through controlled flow structures into either the municipal sewer system or into the Saw Mill River. The limited portions of vegetated or landscaped grounds which will be established on some of the site will allow for some stormwater to infiltrate into the ground instead of contributing to the runoff from those areas.
Water Supply	1	The City of Yonkers Water Bureau supplies approximately 11 billion gallons of water per year or approximately 31 million gallons per day. The proposed 100 unit residential project is not expected to impact the water supply system.
Public Safety - Police	1	Public safety in the project area is provided by Yonkers' Fourth Precinct located at 52 Shonnard Place, which is just beyond the project area. The 4th precinct has 110 officers and a response time to the project area of two to three minutes. It is expected that a majority of the households moving into the new units are already Yonkers residents and will not represent an influx of outsiders demanding services. Therefore there will be no anticipated overload on services of the police department as a result of the Urban Renewal Plan actions and this Project, in particular.
- Fire	1	The fire department's Engine Co 309, Ladder Co 75, housed in the same location as the Police Department's Fourth Precinct, provides services to the area. The proximity ensures quick response times of between approximately two and three minutes throughout most of the study area in the event of a fire emergency. No significant impact is anticipated.
- Emergency Medical	1	Project residents will have access to St. John's Riverside Hospital located in the Projwect area. emergency contact information in place. No significant impact is anticipated.
- Open Space	1	The Old Croton Aqueduct (OCA), an underutilized and somewhat secluded linear park, runs along a portion of the southern project area boundary. The aqueduct trail turns westward from Nepperhan Avenue and crosses Ashburton Avenue near North Broadway, defining much of the southern boundary of the project area. This 26-mile trail runs along the west side of Westchester County, and is in many areas a linear park used for walking, cycling, photography, birdwatching, and other recreation. The project is not expected to place a significant demand on open resources in the area.

- Recreation	1	Existing park and open space areas within the project area are comprised of a number of significant park and recreation facilities that provide space for a variety of passive and active activities. Grant Park and Smith Park, 3.9 acres and 2.7 acres respectively, are located in the north portion of the area, and provide both passive recreation areas and playground facilities. John Barton Park and Doyle Park are adjacent to the Whitney Young apartments. In addition, Stefanik Park provides 0.35 acres of parkland for basketball courts and playground facilities within the southern portion of the Project Area. War Memorial Park (13 acres) is located off of Nepperhan Avenue south of the project area and contains several fields and facilities for active recreation. The 100-unit Project is not expected to place a significant demand on open resources in the area.
- Cultural Facilities	1	No cultural facilities are expected to be impacted by the development of the 100 unit Project.
- Transportation	1	Within the study area, the major local arterial roads are Ashburton and Yonkers Avenues (east-west) and Nepperhan and Warburton Avenues (north-south). North Broadway (Route 9), Saw Mill River Road (Route 9A) and Saw Mill River Parkway are major state arterial roadways and all operate in a north-south direction. An express and local bus systems follow the roadway network described above. The system also provides access to Larkin Square and the Metro-North Railroad Station. This station provides service to Amtrak and the Hudson Line of Metro North. Westchester Bee-Line bus service has four routes that serve Ashburton Avenue. The Project will provide 100 on-site parking spaces. The overall Ashburton Avenue Master Plan development is expected to provide unacceptable levels of service at several intersections which will be mitigated by timing of signals but the proposed Grant Park Project is not expected to generate significant levels of traffic and therefore no significant impact is expected.
Natural Features		
Water Resources	1	The Project area is located in a highly developed urban area, and does not contain any DEC, US Army Corp of Engineers or locally regulated wetlands according to the FEIS. The site is not located in a "flood hazard area" as defined by the Federal Insurance Administration, pursuant to the Flood Disaster Protection Act of 1973, (Flood Insurance Rate Map-Community Panel 36119 C 0309 F).

Surface Water	1	Two surface bodies of water are located in the area; The Saw Mill River and the Hudson River. The Grant Park Project will not no direct impact on either sarface water body.
Unique Natural Features and Agricultural Lands	1	The Project site is urban land and historically has been developed. There are no unique natural features or agricultural lands.
Vegetation and Wildlife	1	The project site and its immediate surroundings were occupied by buildings and paved areas. There are no important significant plants or animal species which occupy the project site according to the FEIS. Correspondence from the New York State Department of Environmental Conservation Natural Heritage Program indicates that there are no known occurrences of rare or protected animals, plants, significant natural communities, or significant habitat on or in the immediate vicinity of the proposed Urban Renewal Area or HOPE VI Sections. The project site was formerly occupied with a housing project and a firehouse. Therefore it was previously disturbed.
Flood Disaster Protection Act [Flood Insurance]	1	The site is not located in a "flood hazard area" as defined by the Federal Insurance Administration, pursuant to the Flood Disaster Protection Act of 1973, (Flood Insurance Rate Map-Community Panel 36119 C 0309 F).
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	According to the New York State Coastal Atlas, the site is not located in a coastal barrier.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The proposed Project is not located within the vicinity of a airport or airport runway clear zone.
Other Factors		
Other Factors		

Other Factors		
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Comments:

Title/Agency: Len Sedney
Director, Env. Services
NYS Housing Finance Agency

Date: 9/11/09

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST