

**David A. Paterson**  
Governor



Deborah VanAmerongen  
Chairperson

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

Hampton Plaza  
38-40 State Street  
Albany, NY 12207

August 26, 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: Selfhelp (KI-KII) Associates LLC  
Selfhelp Kissena I and II Apartments  
45-25 Kissena Boulevard & 137-45 45<sup>th</sup> Ave,  
Queens, Queens 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 August 13, 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 with the New York State Environmental Quality Review Act (SEQRA), concurs with the NYS Housing Finance Agency (HFA) as lead agency determination of Type II dated July 23, 2009.

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).

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:** **Selfhelp (KI-KII) Associates LLC**

**Project Name:** **Selfhelp Kissena I and II Apartments**

**Project Site Address:** 45-25 Kissena Boulevard & 137-45 45<sup>th</sup> Avenue  
Queens, New York 11355

**Project County:** Queens

**Estimated project costs:** \$46,334,239

**Total TCAP Award:** \$6,250,000

**Project Sponsor Address:** 140-16 45<sup>th</sup> Avenue  
Queens, NY 11355

**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  
New York State Housing Finance Agency

**Date:** 8/13/09

**Project Name:** Selfhelp Kissena I and II Apartments  
**SHARS #:** N.A.

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

### **Project Description:**

Funding from HUD's Tax Credit Assistance Program (TCAP) is being sought in connection with a project known as Selfhelp Kissena I and II Apartments (the "Project"). The Project consists of the acquisition and rehabilitation of a 424 unit senior housing Mitchell-Lama development located at 45-25 Kissena Boulevard (Kissena I) and 137-45 45th Avenue (Kissena II), Queens County, New York.

Kissena I is an existing Mitchell-Lama financed senior housing project. Built in 1969, it contains 135 apartments in a 12-story building on an approximate 1.32 acre site. Amenities include 13 above ground parking spaces, a computer lab, a library, a dining room, a community room, a laundry room and several landscaped areas. The Project is connected to an adjacent senior center operated by Selfhelp which provides various programs and meals for eligible seniors. These programs are supported by the City of New York Department for the Aging. The services of the senior center are available to the residents for a nominal fee. The building also includes offices for the Senior Services provided to the Queens community by Selfhelp as well as a medical office.

Kissena II is an existing Mitchell-Lama financed senior housing property. Built in 1971 it contains 289 apartments in a 19-story building on an approximately 0.33 acre site. Amenities include 55 above ground parking spaces, a computer lab, a library, a dining room, a community room, a laundry room and landscaped sitting areas. The Project is located one block away from the Kissena I Building and the senior center operated by Selfhelp. The services of the senior center are available to the residents for a nominal fee. The building also contains offices for the various programs operated by Selfhelp.

24-hour security is provided by Selfhelp in both Projects. An on-site management office is maintained in both Projects. Two, two-bedroom units are set aside as non revenue units each occupied by a superintendent. Social workers employed by Selfhelp ensure that the needs of residents are addressed and referrals for any services needed are made available to the residents.

The Borrower proposes a moderate rehabilitation to be undertaken with the tenants remaining in place. The proposed scope of work includes parking lot resurfacing, new exterior lighting, façade restoration, upgrading of public corridors and entry areas, expansion of the lobby, elevator replacement, installation of automatic doors in the front and rear of the Building, renovation of the laundry room, renovation of the community room and public restrooms, installation of new hot water heaters and restoration of the boilers, new emergency generators, new roof exhaust fans, window replacement and kitchen upgrades in Kissena II and bathroom upgrades in all units. Energy Star appliances and 90% energy efficient furnaces will be installed as a part of the rehabilitation.

All 422 revenue generating units will be set aside for seniors age 62 and older with incomes at or below 60% of the Area Median Income ("AMI") for the New York City HUD Metro FMR Area, adjusted for family size. The Project will remain in the Mitchell-Lama Program for forty (40) years. Upon completion of the rehabilitation there would be no change in the number of dwelling units which would remain at 424.

The project is determined to be categorically excluded according to 24 CFR 58.35(a)(3)(ii).

The project has been determined to be a Type II 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.)*

No alternatives considered. Project is a substantial rehab of two multi-family residential buildings that were initially constructed in 1969-1971.

No Action: Under no-action conditions, the existing buildings on the project site would remain in their current state with building conditions continuing to deteriorate. The residential buildings would lose an opportunity of a funding source for needed improvements.

Action: See "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.)*

A Pre-Renovation Asbestos survey was completed for both sites. Asbestos containing materials were found in basement areas, common areas and roofing materials. Asbestos abatement specification have been prepared as part of the work scope. All materials to be removed must be disposed of according to the requirements of the NYS Department of Labor regulations at 12 NYCRR Part 56, as amended.

A Sound Testing and Acoustical Study was prepared for the 137-45th Avenue site. The acoustical analysis concluded that 21 dBA of composite window/wall attenuation is necessary to achieve HUD interior noise level guidelines. The windows in the building will be replaced with double glazed windows with an Outdoor-Indoor Transmission Class (OITC) of at least 26. The brick façade along with double-glazed windows and an alternate means of ventilation (i.e., through the wall air conditioners) will result in an overall window/wall attenuation (i.e., building facade OITC) of at least 21, achieving HUD interior noise guidelines.

A Sound Testing and Acoustical Study was prepared for the 45-25 Kissena Boulevard site. The acoustical analysis concluded that 29 dBA of composite window/wall attenuation is necessary to achieve HUD interior noise level guidelines. The windows in the building are double-glazed with an air gap, which provide an Outdoor-Indoor Transmission Class (OITC) of approximately 29. The brick facade along with double-glazed windows and an alternate means of ventilation (i.e., through the wall air conditioners) will result in an overall window/wall attenuation (i.e., building facade OITC) of at least 29, achieving HUD interior noise guidelines.

#### **Additional Studies Performed**

Statutory Checklist Site Specific

Environmental Assessment Checklist Site Specific

Phase I Environmental Assessment- 137-45 45th Avenue - AKRF, Inc.(11/2008)

Phase I Environmental Assessment- 45-25 Kissena Boulevard - AKRF, Inc.(1/2009)

Pre-Renovation Asbestos Survey - E.I.S., Inc., January 13, 2009

Physical Conditions Survey, KRA Associates, Inc.

Sound Testing and Acoustical Study - AKRF, Inc. - July 30, 2009

**List of Attachments**

1. Environmental Assessment Checklist Site Specific
2. Statutory Checklist Site Specific
3. No Impact Determination from the NYS Office of Parks, Recreation and Historic Preservation;
4. Flood Insurance Rate Map; Community Panel # 360497 0114 F
5. Phase I Environmental Assessment- 137-45 45th Avenue - AKRF, Inc.(11/2008)
6. Phase I Environmental Assessment- 45-25 Kissena Boulevard - AKRF, Inc.(1/2009)
7. Pre-Renovation Asbestos Survey - E.I.S., Inc., January 13, 2009
8. Asbestos Abatement Specifications
9. Sound Testing and Acoustical Study - AKRF, Inc. - July 30, 2009
10. HFA Type II SEQR Determination

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

NYS Office of Parks, Recreation and Historic Preservation (OPRHP);  
U.S. Federal Emergency Management Agency (FEMA)  
Benjamin Sachwald, AKRF Acoustics Apartment  
Dorothy Kern, Selfhelp Community Services

**Environmental Assessment Checklist**  
**Site Specific**

SHARS #: **N.A**  
 Project Name: **Selfhelp Kissena I & II Apartments**  
 Project Address: 45-25 Kissena Blvd. & 137-45 45<sup>th</sup> Avenue,  
 Queens, New York 11355  
 Date: August 13, 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.

<b>Land Development</b>	<b>Code</b>	<b>Source or Documentation</b>
Conformance with Comprehensive Plans and Zoning	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.
Compatibility and Urban Impact	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.
Slope	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.
Erosion	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.
Soil Suitability	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.

Hazards and Nuisances including Site Safety	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.
Energy Consumption	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist. The project will comply with HFA's Green Guidelines which requires rehab projects to provide ENERGY STAR rated appliances and water conservation rated plumbing fixtures.
<b>Neighborhood Impacts</b>		
Noise - Contribution to Community Noise Levels	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Neighborhood Impacts feature of the Environmental Assessment Checklist.
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Neighborhood Impacts feature of the Environmental Assessment Checklist.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Neighborhood Impacts feature of the Environmental Assessment Checklist.
<b>Socioeconomic</b>		
Demographic Character Changes	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Socioeconomic feature of the Environmental Assessment Checklist.
Displacement	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Socioeconomic feature of the Environmental Assessment Checklist.

Employment and Income Patterns	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Socioeconomic feature of the Environmental Assessment Checklist.
<b>Community Facilities and Services</b>		
Educational Facilities	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Commercial Facilities	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Health Care	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Social Services	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Solid Waste	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Waste Water	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Storm Water	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.

Water Supply	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Public Safety - Police	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
- Fire	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
- Emergency Medical	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
- Open Space	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
- Recreation	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
- Cultural Facilities	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
- Transportation	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment

		Checklist.
<b>Natural Features</b>		
Water Resources	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Natural Features component of the Environmental Assessment Checklist.
Surface Water	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Natural Features component of the Environmental Assessment Checklist.
Unique Natural Features and Agricultural Lands	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Natural Features component of the Environmental Assessment Checklist.
Vegetation and Wildlife	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Natural Features component of the Environmental Assessment Checklist.
Flood Disaster Protection Act [Flood Insurance]	1	Project not located in "Special Flood Hazard Area". Located in Zone "X" on Flood Insurance Rate Map # 360497 0114 F.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	No impact. Project is not within the Coastal Barrier Resources System (U.S. FWS) or a Coastal Erosion Hazard Area (NYS DEC)
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	No impact. The proposed Project is not located within a airport runway clear zone.
<b>Other Factors</b>		

<b>Other Factors</b>		
<b>Other Factors</b>		

Comments:

**Len Sedney, Director, Environmental Services**  
NYS Housing Finance Agency  
 Preparer

August 13, 2009  
 Date

**END OF ENVIRONMENTAL ASSESSMENT CHECKLIST**

## Statutory Checklist

### Site Specific

[24CFR §58.5 and 58.6]

SHARS #: **N.A.**  
 Project Name: **Self Help**  
 Project Address: 42-25 Kissena Boulevard  
 137-47 45<sup>th</sup> Avenue  
 Queens, NY 11355

Date: August 13, 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
<b>Historic Preservation</b> [36 CFR 800]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP) was consulted and the proposed project will not have any adverse impacts upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places (See attached letter from NYS OPRHP dated 3/27/09).
<b>Floodplain Management</b> [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project not located in "Special Flood Hazard Area". Located in Zone "X" on Flood Insurance Rate Map # 360497 0114 F (attached).
<b>Wetlands Protection</b> [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project is not located within a federally identified wetland. Projects involving rehabilitation of existing structures are not required to be reviewed for consistency with Executive Order 11990.
<b>Coastal Zone Management Act</b> [Sections 307(c),(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is not located within the boundaries of New York State's Coastal Zone. Projects involving rehabilitation of existing structures (without a change in building footprint or use) do not require review for consistency with the Coastal Zone Management Act (CZMA).
<b>Sole Source Aquifers</b> [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is not located with an area overlying a sole source aquifer. Projects involving rehabilitation of existing structures are not required to be reviewed for consistency with 40 CFR 149.
<b>Endangered Species Act</b> [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed project is located in a developed area of the Boro of Queens. The proposed project will not result in any significant effects related to the Endangered Species Act. Buildings proposed for rehabilitation are not required to be reviewed for consistency with 50 CFR 402.
<b>Wild and Scenic Rivers Act</b> [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project not in proximity to a Wild, Scenic or Recreational river.
<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 exceedance of the National Ambient Air Quality Standard (NAAQS) associated with criteria contaminants would result. 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.
<b>Farmland Protection Policy Act</b> [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project will not impact Prime, Unique or Statewide Important Farmland. Urban land is exempt from 7 CFR 658 if already committed to urban development.
<b>Environmental Justice</b> [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is intended to serve an existing need for affordable housing. The project will have no adverse health or environmental effects which disproportionately impact a minority or low-income population relative to the community at large.
<b>Noise Abatement and Control</b> [24 CFR 51 B]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is not located within proximity of major roadway, rail line or functioning military airfield. The project is located within 5 miles of a civil airport (LaGuardia Airport). A Sound Testing and Acoustical Study was prepared by

		<p>AKRF for both buildings. The calculated exterior noise level at the 45-25 Kissena Blvd. site was 73.9 dBA. This is in a range of "normally unacceptable" under HUD standards. In order to achieve an interior Ldn value of 45 dBA, or lower, as required under HUD standards, the 45-25 Kissena Blvd. site would require 29 dBA of composite window/wall attenuation. The windows in the building are double-glazed with an air gap, which provide an Outdoor-Indoor Transmission Class (OITC) of approximately 29. The brick facade along with double-glazed windows and an alternate means of ventilation (i.e., through the wall air conditioners) will result in an overall window/wall attenuation (i.e., building facade OITC) of at least 29, achieving HUD interior noise guidelines.</p> <p>The calculated exterior noise level at the 137-47 45<sup>th</sup> Avenue site was 65.4 dBA. This is in a range of "normally unacceptable" under HUD standards. In order to achieve an interior Ldn value of 45 dBA, or lower, as required under HUD standards, the 137-47 45<sup>th</sup> Avenue site would require 21 dBA of composite window/wall attenuation. The windows in the building will be replaced with double glazed windows with an Outdoor-Indoor Transmission Class (OITC) of at least 26. The brick façade along with double-glazed windows and an alternate means of ventilation (i.e., through the wall air conditioners) will result in an overall window/wall attenuation (i.e., building facade OITC) of at least 21, achieving HUD interior noise guidelines.</p>
<p><b>Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]</b></p>	<p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Phase I Environmental Site Assessment was completed in November, 2008 for the 137-47 45<sup>th</sup> Avenue site by AKRF, Inc. The Phase I identified Recognized Environmental Conditions (REC's) at the site. The following recommendations were included in the Report to mitigate the impacts of potentials REC's:</p> <ol style="list-style-type: none"> <li>1.) The 20,000 gallon underground storage tank should continue to be maintained in accordance with applicable regulatory requirements if there are no plans for removal. There are no plans for removal.</li> <li>2.) There is an enclosure planned of an outdoor area of less than 400 square feet. Any soil disturbance with regard to this enclosure requiring off-site disposal should be managed in accordance with federal, state and local requirements. A Phase II Site Assessment was not recommended.</li> <li>3.) An asbestos containing material (ACM) survey should be conducted prior to rehabilitation. An ACM survey has been prepared and is available from HFA. Asbestos is currently being managed by an ACM Operations and Maintenance Plan. Asbestos abatement is planned at the site. The abatement contract documents are attached.</li> <li>4. Based on the age of the building lead-based paint may be present. As a senior project it is exempt from 24 CR Part 35 Parts B through R. Activities with the potential to disturb assumed lead-based paint building components will comply with applicable Occupational Safety and Health Administration regulation (OSHA 29 CFR 1926.62 -Lead Exposure in Construction.</li> <li>5. Prior to rehabilitation, fluorescent light fixtures that were manufactured before 1979 and may contain PCB's will be tested. If found to contain PCB's the material will be disposed of according to appropriate federal, state and local regulations.</li> </ol> <p>Phase I Environmental Site Assessment was completed in January, 2009 for the 45-25 Kissena Boulevard site by AKRF, Inc. The Phase I identified Recognized Environmental Conditions (REC's) at the site. The following recommendations were included in the Report to mitigate the impacts of potentials REC's:</p> <ol style="list-style-type: none"> <li>1.) The 20,000 gallon underground storage tank should continue to be maintained in accordance with applicable regulatory requirements if there are no plans for removal. There are no plans for removal.</li> <li>2.) An asbestos containing material (ACM) survey should be conducted prior to rehabilitation. An ACM survey has been prepared and is available from HFA. Asbestos is currently being managed by an ACM Operations and Maintenance Plan. Asbestos abatement is planned at the site. The abatement contract documents are attached.</li> <li>3. Based on the age of the building lead-based paint may be present. As a senior project it is exempt from 24 CR Part 35 Parts B through R. Activities with the potential to disturb assumed lead-based paint building components will comply with applicable Occupational Safety and Health Administration regulation (OSHA 29 CFR 1926.62 -Lead Exposure in Construction.</li> <li>4. Prior to rehabilitation, fluorescent light fixtures that were manufactured before 1979 and may contain PCB's will be tested. If found to contain PCB's the</li> </ol>

		<p>material will be disposed of according to appropriate federal, state and local regulations.</p> <p>Both projects are located in Zone 3 for radon indicating the average indoor level in the area is less than 2 pCi/L. No radon testing was completed.</p> <p>The Physical Needs Assessment (PNA) did not identify mold/moisture as an issue.</p>	
<b>Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]</b>	<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. Rehabilitation projects are exempt from separation distance standards, except where unit density is increased.
<b>Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project not located within 3,000 feet of civil airport runway or 15,000 feet of military airfield runway.

**NOTES:**

**Len Sedney, Director, Environmental Services**  
NYS Housing Finance Agency  
 Preparer

August 13, 2009  
 Date

**END OF STATUTORY CHECKLIST**