

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

July 14, 2009

SENT VIA ELECTRONIC AND U.S. MAIL

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

Re: Post Graduate Center for Mental Health
2950 Grand Concourse
2950 Grand Concourse, Bronx, Bronx County

Dear Mr. Blanchfield:

On April 9 and 12, 2009, the New York State Division of Housing and Community Renewal (DHCR), published a "Combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds". DHCR is the designated tax credit agency for the disbursement of funds in connection with the federal Tax Credit Assistance Program authorized under the American Recovery and Reinvestment Act". DHCR 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, prepared by the NYC Department of Housing Preservation and Development (HPD) on June 15, 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 New York State Homeless Housing and Assistance Corporation, as lead agency's determination of Unlisted, Negative Declaration dated July 14, 2009.

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

Web Site: www.dhcr.state.ny.us
Email address: dhcrinfo@dhcr.state.ny.us

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 #: NA

Project Sponsor: **Post Graduate Center for Mental Health**

Project Name: **2950 Grand Concourse**

Project Site Address: 2950 Grand Concourse, Bronx, New York, 10458

Project County: Bronx

Estimated project costs: \$23,386,266.00

Total TCAP Award: \$3,100,000.00

Project Sponsor Address: 158 East 35th Street, New York, NY 10016

Primary Contact's Name: Patrick Blanchfield, AICP

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

Telephone Number: (212) 863-5056

Program Classification: 58.36 - Environmental Assessment

ENVIRONMENTAL FINDING: [58.40(g)]

Finding of No Significant Impact - The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact - The project may significantly affect the quality of the human environment.

The undersigned hereby certifies that HPD has conducted an environmental review of the project identified above and prepared the attached environmental review record in compliance with all applicable provisions of the National Environmental Policy Act of 1969, as amended, (42 USC sec. 4321 et seq.) and its implementing regulations at 24 CFR Part 58.

Preparer Signature:

NAME: Kenneth Sevitsky
Title/Agency: Environmental Planner
NYC Department of Housing Preservation & Development

Date: June 15, 2009

Project Name: 2950 Grand Concourse, Bronx
Project #: NA

Environmental Assessment **Site Specific Review**

Project Description:

The City of New York - Department of Housing Preservation and Development (HPD) intends to undertake activities funded through the Tax Credit Assistance Program (TCAP) to finance the new construction of an 8-story residential building containing 77 units of supportive housing for homeless and low-income individuals with on-site supportive services (the "proposed project"). The subject property (the "project site") is privately-owned by the sponsor and is approximately 7,866 square feet in size. The project site is located at 2950 Grand Concourse (aka 201 Bedford Park Boulevard) in the Bedford Park section of the Bronx (Block 3306, Lot 1).

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 proposed project is being developed by a non-profit developer of supportive housing which currently owns the property. 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 supportive housing for homeless and low-income individuals with on-site supportive services would not be provided.

No Action: Absent the requested funding, the project site would remain in its current vacant condition and needed affordable housing would not be provided.

Action: See the description of the proposed project 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.)

Due to ambient noise from traffic, window-wall attenuation with a minimum OITC rating of 30 dB would be provided by the project sponsor on all exposed residential facades of the building. In addition, alternate means of ventilation would be provided in the living/dining rooms and bedrooms of each unit in order to achieve an indoor closed window condition of 45 dB. HPD will ensure that the project sponsor commits to incorporating window-wall attenuation measures into the design of the proposed development. (See June 3, 2009 letter from the project's architect of record, Jonathan Kirschenfeld, R.A.).

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

Phase I ESA, Revised November 21, 2008.

List of Attachments:

Tax Map
Zoning Map
LPC letter dated October 13, 2006
FEMA Flood Plain Map
Coastal Zone Map
Letter from project architect dated June 3, 2009 regarding noise.

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

GZA GeoEnvironmental, Inc. (Phase I ESAs dated June 2006 and November 2008)
Jonathan Kirschenfeld Associates, Architect - Letter regarding noise.
Landmarks Preservation Commission

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

Project #: NA

Project Name: 2950 Grand Concourse
Project Address: 2950 Grand Concourse, Bronx

Date: June, 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 New York City Landmarks Preservation commission (LPC) in a letter dated October 13, 2006, determined that the proposed project will have no architectural or archaeological significance. (See attached letter.)
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, as identified on the FEMA Flood Insurance Rate Map. (See FEMA Map # 3604970082F attached.)
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is located within a built-up, urban area of New York City. It is not located within a federally designated wetland. (See Phase I ESA dated November 21, 2008)
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 New York City's coastal zone. (See coastal zone map attached.)
Sole Source Aquifers [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is located in the Bronx and is therefore, not located above a Sole Source Aquifer. No effects would result from the proposed project.
Endangered Species Act [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site was previously developed with a school building. Therefore, the project site was previously disturbed and would not violate the Endangered Species Act.
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 U.S. Department of the Interior. Therefore, the proposed project would not violate the wild and Scenic Rivers Act.
Air Quality [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 exceedences of the National Ambient Air Quality Standard (NAAQS) associated with carbon monoxide (CO) or particulate matter (PM) would result. The project would not affect the State Implementation Plan (SIP).
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 non-agricultural use, and therefore would not violate the Farmland Protection Policy Act.
Environmental Justice [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project would be located in a predominantly low-income and minority area. It is intended to serve an existing need for supportive housing and is not expected to facilitate development which would result in adverse environmental justice impacts. It would not result in any unmitigated impacts. As discussed below, window-wall attenuation would be provided as part of the proposal.
Noise Abatement and Control [24 CFR 51 B]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed project is located in a predominantly residential area at the intersection of Bedford Park Boulevard and the Grand Concourse, two major thoroughfares in the Bronx. Due to ambient noise from traffic, window-wall attenuation with a minimum OITC rating of 30 dB would be provided by the

			project sponsor on all exposed residential facades of the building. In addition, alternate means of ventilation would be provided in the living/dining rooms and bedrooms of each unit in order to achieve an indoor closed window condition of 45 dB. HPD will ensure that the project sponsor commits to incorporating window-wall attenuation measures into the design of the proposed development. (See June 3, 2009 letter from the project's architect of record, Jonathan Kirschenfeld, R.A.).
Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Phase I Environmental Site Assessment (ESA) dated November 2008 and prepared by GZA GeoEnvironmental, Inc, concludes that no Recognized Environmental Conditions (RECs) were identified in connection with the project site. The project site is currently vacant and was previously developed with community facility buildings, including a school. The Phase I ESA states that a 1,100-gallon storage tank previously existed at the site, but the tank was removed without leaks or spills. (See Phase I ESAs dated June 2006 and November 2008 prepared by GZA GeoEnvironmental, Inc). According to the EPA's Map of Radon Zones, Bronx County is considered to have low potential (it has a predicted average indoor radon screening level less than 2 pCi/L). Therefore, radon exposure is not anticipated (http://www.epa.gov/radon/zonemap/newyork.htm).
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is located in a residential neighborhood. The Phase I ESA did not identify any petroleum bulk storage facilities on-site or on adjoining properties. A visual survey of the surrounding area revealed that there are no exterior above-ground storage tanks within 1,000 of the project site with a direct line of sight to the proposed project. In addition, the exterior above-ground storage of explosives or hazardous materials within New York City is subject to New York City Fire Department (FDNY) permitting which requires appropriate blast and thermal protection materials around the storage tank to protect adjacent properties.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is not located within 1 mile of an airport and further assessment is not required.

NOTES:

END OF STATUTORY CHECKLIST

Kenneth Sevitsky, Environmental Planner, NYC Department of Housing Preservation and Development (HPD)
Preparer

Date: June 15, 2009

APPENDIX B
Environmental Assessment Checklist
Site Specific

Project #: **NA**
 Project Name: **2950 Grand Concourse**
 Project Address: 2950 Grand Concourse, Bronx

Date: June 15, 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 proposed project would be developed in accordance with existing zoning regulations. The project site is located within the Special Grand Concourse District. (See attached zoning map.)
Compatibility and Urban Impact	2	The proposed project will not be markedly different from existing uses, development or activities within the neighborhood. The surrounding area is characterized by residential developments, including 6- and 7-story apartment houses and 2- and 3-story homes. The project site is currently vacant. The redevelopment of the project site with a residential building would replace the current vacant condition with a building similar in bulk to surrounding buildings, which is a potentially beneficial effect of proposed project.
Slope	1	According to the Phase I ESA, the project site is slightly undulating with areas of higher elevation to the west. There will be no significant change in slope due to the proposed project. The project is located upon a previously disturbed lot within an urban area. No impacts would result from the proposed project.
Erosion	1	There will be no erosion caused by the proposed project. The project is located upon a previously disturbed lot within an urban area. There is no impact anticipated with erosion.
Soil Suitability	1	According to the Phase I ESA, the soil texture and type at the

		project site is loam. Deeper soil types may consist of gravelly to sandy loam, unweathered bedrock and fine sandy loam. The soil is suitable for redevelopment.
Hazards and Nuisances including Site Safety	1	No significant effects related to construction activity would result. The construction effects associated with the project would be typical of construction effects throughout New York City, and could include fugitive dust, noise and temporary sidewalk closures. Construction activity would occur in accordance with New York City regulations.
Energy Consumption	1	The proposed project will utilize existing power utilities such as Con Edison and is not expected to generate a significant demand on energy.
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	1	The project is compatible with the surrounding context and will not add to community noise levels. No mobile or stationary noise effects are anticipated. There is no impact anticipated due to noise from the proposed project.
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	There are no significant sources of emissions adjacent to the project site. Adjacent properties are occupied by seven story apartment houses which are similar in scale to the proposed project. No effects associated with ambient air quality would result from the proposed project.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	The proposed project would replace a vacant lot with a new, 8-story residential building. The project would not result in significant adverse impacts to urban design, visual resources or neighborhood character. The proposed project would replace a vacant, underutilized site with a new residential building, consistent with adjacent development, which could be a potentially beneficial effect of the proposal.
Socioeconomic		
Demographic Character Changes	1	The proposed project will not significantly alter the demographic character of the surrounding neighborhood.
Displacement	1	The project site was formerly occupied by a school and is currently vacant, therefore, no direct displacement will result from the proposed project.
Employment and Income Patterns	2	Local employment opportunities may be generated during the construction phase of the project, which would potentially be beneficial to the surrounding area.

Community Facilities and Services		
Educational Facilities	1	No significant impact likely. The proposed project would not place a significant demand on public schools operated or chartered by the New York City Department of Education (DOE).
Commercial Facilities	2	The surrounding commercial facilities will be strengthened by the addition of the residents of the proposed project. There is no impact to commercial facilities due to the proposed project.
Health Care	1	There is no impact anticipated on health care due to the proposed project.
Social Services	1	There is no impact anticipated on social services due to the proposed project. Social services would be provided by a range of non-profit and New York City and State agencies. In addition, the proposed project would include on-site supportive services for building residents.
Solid Waste	1	Municipal solid waste disposal is provided by the New York City Department of Sanitation. This project will not place a significant demand on solid waste disposal services.
Waste Water	1	There is no impact anticipated as a result of the proposed project. Waste water will be disposed of as part of the New York City sewer system. The New York City Department of Environmental Protection (DEP) administers the city's sewer system.
Storm Water	1	There is no anticipated impact on storm water due to the proposed project. New York City's storm water management system is administered by DEP.
Water Supply	1	There is no impact anticipated on water supply due to the proposed project. Potable water is provided by DEP.
Public Safety - Police	1	There is no impact anticipated on police services due to the proposed project. Police protection services are provided by the New York City Police Department (NYPD).
- Fire	1	There is no impact anticipated on fire services due to the proposed project. Fire protection services are provided by the New York City Fire Department (FDNY)
- Emergency Medical	1	There is no impact anticipated on emergency medical services due to the proposed project. Services will be provided by the FDNY and area hospitals.
- Open Space	1	There is no impact anticipated on open space due to the proposed project. There is a large amount of existing open space in the surrounding areas (Harris Park, Bronx Park and the Botanical Gardens, Williamsbridge Oval, and Van Cortland Park).

- Recreation	1	There is no impact anticipated on recreation due to the proposed project. There is a large amount of open space in the surrounding areas which provide space for recreation, including Harris Park, Bronx Park and the Botanical Gardens, Williamsbridge Oval, and Van Cortland Park.
- Cultural Facilities	1	The project site is located in a large, urban area with easy access to all of the cultural opportunities available in New York City. No significant impacts on cultural facilities would result..
- Transportation	1	The area is well served by public transportation. A subway entrance provides access to the B and D trains next to the project site; a number of City bus routes run along Grand Concourse, Bedford Park Boulevard and other nearby streets; and the Metro North railroad stops eight blocks from the site. Grand Concourse and Bedford Park Boulevard are major local thoroughfares and provide automobile access to the regional and interstate highway networks. The proposed project would serve formerly homeless individuals and would not generate significant levels of traffic.
Natural Features		
Water Resources	1	The proposed project would not result in a significant effect on water resources, including groundwater and/or surface water.
Surface Water	1	The proposed project would not result in a significant effect on water resources, including surface water.
Unique Natural Features and Agricultural Lands	1	There are no unique natural features or agricultural lands near the project site. Therefore, the proposed development would have no impact.
Vegetation and Wildlife	1	The project site and its immediate surroundings are occupied by buildings, paved areas and vacant land. There are no important plants or animal species which occupy the project site or the surrounding area. No significant effects to vegetation and wildlife would result from this project. The project site was formerly occupied with a school, therefore it was previously disturbed.
Flood Disaster Protection Act [Flood Insurance]	1	The proposed project does not fall within a FEMA Special Flood Hazard Area and flood insurance is not required. .
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The project site is not located on a coastal barrier resource. There are no coastal barriers in New York City.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The proposed project is not located within 1 mile of an airport.

Other Factors		
Other Factors		
Other Factors		

Comments:

Kenneth Sevitsky, Environmental Planner, NYC Department of Housing Preservation and Development
Preparer

Date June 15, 2009

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST