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Governor



Deborah VanAmerongen
Chairperson

New York State Division of Housing and Community Renewal

Hampton Plaza
38-40 State Street
Albany, NY 12207

June 30, 2009

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: The Balton, LLC
The Balton (Building A)
311 West 127th St., New York City, New York 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 16, 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 HPD's determination of Unlisted, Negative Declaration dated January 3, 2008.

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: **The Balton, LLC**

Project Name: **The Balton (Building A)**

Project Site Address: 311 West 127th Street, New York, NY, 10027

Project County: New York County

Estimated project costs: \$66,688,970

Total TCAP Award: \$19,042,033

Project Sponsor Address: 340 Pemberwick Road, Greenwich, CT 06831-4240

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: Doris Smith
Title/Agency: Environmental Planner
NYC Department of Housing Preservation and Development

Date: 6/16/09

Project Name: The Balton (Building A)
Project #: N/A

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 US Department of Housing and Urban Development's (HUD) Tax Credit Assistance Program (TCAP) to finance the new construction of a residential building comprised of two wings (Wing A1 would be 12 stories in height and Wing A2 would be 6 stories in height) and containing a total of 156 dwelling units and approximately 8,161 square feet of retail space (the "proposed project"). The project site is approximately 25,700 square feet and is located along the east side of St. Nicholas Avenue between West 127th and West 128th Streets in the Harlem neighborhood of Manhattan (Block 1954, Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, p/o 32, p/o 33, p/o 34, p/o 37, p/o 38, p/o 39, 41 and 42). The project site is currently vacant and is comprised of City-owned property.

The proposed project will be comprised of 5 studio units, 48 one-bedroom units, 77 two-bedroom units, 25 three-bedroom units, and 1 two-bedroom superintendent apartment. The project will provide 7 rental units affordable to families earning up to 40% of Area Median Income (AMI), 33 units affordable to families earning up to 60% of AMI, and 116 units affordable to families earning up to 130% of AMI.

The proposed project would occur adjacent to two other proposed developments (Building B and Building C). All three buildings were assessed in a CEQR level environmental review that considered a rezoning of the block from R7-2 and R8 zoning districts to an R8A district, the disposition of several city-owned properties and designation of the sites as Urban Development Action Area Project (UDAAP). Building B would be a 3-story townhouse with 15 condominium units and approximately 1,000 square feet of community facility space. Building C would be an 8-story rental building with 70 units and approximately 6,724 square feet of retail space. The New York City actions describe above were approved in March 2009. In addition to TCAP funding, the proposed project would utilize funding from HUD's HOME Investment Partnership Program.

Summary of Findings and Conclusions

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

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

The only alternative to the proposal is a no-action alternative (described in more detail below). No other alternative proposals were considered because the site is owned by the City of New York and has been reserved for affordable housing as part of the New York City's New Housing Marketplace Plan. The proposed project will provide 156 units of housing and rental opportunities for low-to-moderate income families.

The primary reason for choosing the project site was due to its vacant condition and the need for redevelopment. The site is publicly-owned and its redevelopment would bring a blighted site back to productive use by providing affordable housing, increasing the City's tax base and providing needed affordable housing opportunities.

The project site is currently held in public ownership by the City of New York. Given the limited availability of developable sites and the shortage of housing for populations in need of affordable housing, there are no alternatives to the project. There would be no benefit if the project is not implemented. A vacant site would continue to have a blighting effect on the neighborhood, the project site would remain contaminated and needed affordable housing would not be provided.

No Action: Without the proposed development and the requested funding, the site is likely to remain underutilized. The vacant land is unlikely to be developed into usable space any time in the near future without this project and the attendant subsidies. Absent the proposed project, remedial activities associated with hazardous materials would not occur and the site would remain contaminated. In addition, needed affordable housing opportunities to New York City residents would not be provided.

Action: Please see 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.)

Mitigation measures will include remediation for hazardous materials and noise attenuation.

Hazardous materials remediation will be provided pursuant to a New York City Department of Environmental Protection (DEP) approved Remedial Action Work Plan (RAP) and Health and Safety Plan (HASP). The RAP and CHASP were approved by DEP on June 1, 2009 (attached). According to the documents, remedial measures include the excavation and disposal of contaminated soil, the installation of an active vapor intrusion system below the foundation of the building and the capping of the entire site with concrete or asphalt.

Noise attenuation with alternate means of ventilation will be provided to maintain a maximum interior noise environment (closed-window condition) of 45 dB. According to a letter provided by the project's architect of record, James S. Davidson, AIA of SLCE Architects, LLP, windows installed along the St. Nicholas Avenue façade will have an STC rating of 36 dB. Alternate means of ventilation will include Packaged Terminal Air Conditioners (PTAC) units which will be provided by the project sponsor, The Balton, LLC for all affected living/dining rooms and bedrooms along St. Nicholas Avenue. The commitments were specified in a letter dated June 9, 2009 (attached).

The above-described measures would be required through provisions in the Land Disposition Agreement (LDA) between HPD and the project sponsor, The Balton, LLC.

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

NEPA review for HOME funding, June 2009

List of Attachments:

NYC Landmarks Preservation Committee letter dated 2.24.03.

Negative Declaration dated 1.3.08.

Environmental Assessment Statement, CEQR No. 03HPD020M

DEP RAP and CHASP letter 6.1.09

DOT Traffic 11.19.07

Architect's letter 6.9.2009

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

NYC Landmarks Preservation Commission Letter dated 2.24.03.

Zoning Map

Phase I Environmental Site Assessment, dated October, 2006.

FEMA Map # 3604970087F

DEP RAP and CHASP letter 6.1.09

Coastal Zone Map

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

Project #: N/A
Project Name: The Balton (Building A)
Project Address: 311 West 127th Street

Date: June 16, 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 NYC Landmarks Preservation Commission (LPC) was consulted. Based on letter dated March 4, 2003 from the LPC, the project would not adversely affect the historic resources. (EAS, CEQR No. 03HPD020M).
Floodplain Management [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not located within a Special Flood Hazard Area or within 100-year floodplain. See attached FEMA map #3604970087F.
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is not located in a wetlands protected area (Phase I Environmental Site Assessment and attached Wetlands Map).
Coastal Zone Management Act [Sections 307(c),(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not located within the boundaries of NYC's Coastal Zone. There would be no effect from the project. See attached CEQR EAS.
Sole Source Aquifers [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is located in the Manhattan and is not located above a sole source aquifer.
Endangered Species Act [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is located in a developed, urban area of New York City. The project would not violate the Endangered Species Act (CEQR No. 03HPD020M).
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no wild and scenic rivers within New York City, as designated by the US Department of the Interior; therefore the proposed project would not affect 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 project would not generate significant levels of traffic; therefore, no exceedances of the National Ambient Air Quality Standard (NAAQS) associated with carbon monoxide (CO) or particulate matter (PM) would occur. The project would not adversely affect the State Implementation Plan (SIP), see page 34-35; CEQR No. 03HPD020M.
Farmland Protection Policy Act [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The 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 project would not result in a disproportionately high adverse human health impact or environmental effect on minority and low- income populations. The proposed project would not result in any unmitigated impacts. As discussed, remediation for hazardous materials contamination and noise attenuation measures will be included by the sponsor. The project would provide much needed affordable housing units to residents of the Central Harlem neighborhood.
Noise Abatement and Control [24 CFR 51 B]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project site is located along the east side of St. Nicholas Avenue between West 127th and West 128th Streets. According to the CEQR EAS which considered the potential environmental impacts of the rezoning and City disposition actions, noise measurements from a comparable site in Manhattan (a midblock location on Morningside Avenue between West 125th and West 126th

		streets) were utilized (125th Street Rezoning and Related Action FEIS, CEQR No. 07DCP030M). The calculated Ldn is 69.2 dB. According to HUD standards, the project site is located within a Normally Unacceptable Noise Zone. Accordingly, the developer will provide window-wall attenuation with an OITC rating of 30 dBA on St. Nicholas Avenue facade and an alternate means of ventilation to achieve an indoor closed window condition of 45 dBA. HPD will ensure that the project sponsor commits to incorporating window-wall attenuation measures into the design of the proposed development. (See June 9, 2009 letter from the project's architect of record, SLCE Architects, LLP).
Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	<input type="checkbox"/>	<input checked="" type="checkbox"/> The project site is currently vacant. A Phase I report conducted in October 2006 revealed prior uses of a dry cleaning establishment on lot 32, which is suspected of causing some of the contamination found at the project site. As a result of historic uses, the soil and groundwater on the project site contains elevated levels of tetrachloroethene (PCE), SVOCs and pesticides. As part of the proposal, testing and remediation would be provided. Remediation would be provided by the sponsor and would be conducted in accordance with a New York City Department of Environmental Protection-approved (DEP) Remediation Action Plan (RAP) and Construction Health and Safety Plan (CHASP). The RAP and CHASP were approved by DEP on June 1, 2009 (see attached letter). With these measures in place, the proposed project would not result in hazardous materials impacts. (Negative Declaration, CEQR no. 03HPD020M). According to the EPA's Map of Radon Zones, New York County is considered to have low potential (it has a predicted average indoor radon screening level less than 2 pCi/L). 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"/> 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. (Phase I ESA)
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	<input checked="" type="checkbox"/>	<input type="checkbox"/> The project is not located proximate to an airport clear zone or accident potential zone.

NOTES:

END OF STATUTORY CHECKLIST

Doris Smith, Environmental Planner, NYC Department of Housing Preservation and Development (HPD)
Preparer

Date: June 16, 2009

APPENDIX B
Environmental Assessment Checklist
Site Specific

Project #: **N/A**
 Project Name: **The Balton (Building A)**
 Project Address: 311 West 127th Street, Manhattan, New York, NY 10027

Date: June 16, 2009

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]
 Evaluate the significance of the effects of the proposal on the character, features and resources of the project area.

Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a finding of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional materials as needed.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The project would be constructed pursuant to the regulations of the existing R8A and R8A/C2-4 zoning districts. The proposed project would not result in a significant effect on land use and would be compatible with surrounding land uses (See attached EAS for CEQR no. 03HPD020M).
Compatibility and Urban Impact	2	The project would result in the redevelopment of vacant site with a new residential building with two wings (Wing A1 would be 12 stories and Wing A2 would be 6 stories), which would enhance urban design conditions in the area. The proposed development would be consistent with surrounding land uses and prevailing urban design conditions in the surrounding area (See EAS, CEQR no. 03HPD020M).
Slope	1	The project would not alter the slope of the surrounding area.
Erosion	1	The project is located in a built-up, developed urban area of Manhattan. It would not result in significant effects related to soil erosion.
Soil Suitability	1	The soil is classified as "Urban Land" and would be suitable for redevelopment subsequent to remediation activities (Phase I ESA dated October 2006).

Hazards and Nuisances including Site Safety	4	No significant effects related to construction activity would result. Remediation and construction activity would occur in accordance with a DEP-approved Construction Health and Safety Plan in order to protect against hazards which may be encountered during remediation and construction. (Negative Declaration, page 3-4 CEQR no. 03HPD020M). The construction effects associated with the proposed project may include noise, fugitive dust and sidewalk closures, which are typical of construction effects throughout New York City. The effects would be handled in accordance with local New York City regulations governing construction activity.
Energy Consumption	1	The project would be serviced by existing utilities and would not consume a significant amount of energy. (See EAS page 26, CEQR no. 03HPD020M).
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	1	The project would not contribute to community noise levels as it would not result in significant levels of traffic and mobile source noise (see DOT letter dated November 19, 2007). In addition, stationary source noise effects would not be significant because the building's mechanical equipment would be enclosed in accordance with New York City Department of Buildings (DOB) regulations (See EAS, CEQR no. 03HPD020M).
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The project would not result in any effects on ambient air quality. As discussed in the CEQR EAS, the project would utilize natural gas for its boiler and would not result in significant adverse impacts to other buildings in the area. In addition, the project is not located in proximity to any industrial emission sources or large-scale emission sources (See EAS, CEQR no. 03HPD020M).
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	The project involves the construction of one new mixed-use building with two wings: Wing A1 is 12 stories and Wing A2 is 6 stories. The proposal would redevelop a vacant lot with a new residential building. The proposed development would not result in significant adverse impacts to urban design, visual resources or neighborhood character. It would provide a benefit by improving the site and neighborhood by replacing a vacant lot (See EAS, CEQR no. 03HPD020M).
Socioeconomic		
Demographic Character Changes	1	There is no impact anticipated to demographic character due to the proposed project. The project is expected to provide housing for a population similar to the population which currently resides in the Central Harlem neighborhood of Manhattan. The project would provide affordable housing to residents of Manhattan and New York City. It would result in a benefit to the surrounding population by providing safe, affordable housing and eliminating a vacant, marginalized site (See EAS, CEQR no. 03HPD020M).
Displacement	1	There is no impact in terms of displacement as the project site is currently vacant. (See EAS, CEQR no. 03HPD020M).

Employment and Income Patterns	2	The proposed project would result in additional jobs associated with construction of the building. Once constructed, the building would require maintenance personnel and the retail component would generate additional employment. The project would not result in a demographic change or a substantial effect on income patterns. The project would provide housing for a range of income levels, as described above.
Community Facilities and Services		
Educational Facilities	1	The proposed project would not place a significant demand on public schools operated or chartered by the New York City Department of Education (DOE). (See EAS, CEQR no. 03HPD020M).
Commercial Facilities	1	The project would not result in a significant effect on existing commercial establishments. Retail establishments are primarily located along 125th Street, St. Nicholas Avenue and Frederick Douglass Boulevard. The proposed project would also include approximately 8,161 square feet of retail space. It is expected that some project residents may frequent retail establishments in the neighborhood.
Health Care	1	The project would not place a significant demand on outpatient healthcare facilities (See EAS, CEQR No. 03HPD020M). The site is near Harlem Hospital Center, St. Luke's Hospital and other health facilities serving the Central Harlem area.
Social Services	1	The project would not place a significant demand on local social services which are provided by a range of non-profit and New York City agencies.
Solid Waste	1	Municipal solid waste disposal is provided by the New York City Department of Sanitation (DSNY). The project would not place a significant demand on solid waste disposal services (See EAS, CEQR No. 03HPD020M).
Waste Water	1	Waste water would be handled by the New York City Department of Environmental Protection (DEP). (See EAS, CEQR No. 03HPD020M).
Storm Water	1	There is no impact anticipated on storm water due to the proposed project. New York City's storm water management system is handled by DEP (See EAS, CEQR No. 03HPD020M).
Water Supply	1	There is no impact anticipated on New York City's water supply due to the proposed project. New York City's potable water supply is provided by DEP (See EAS, CEQR No. 03HPD020M).
Public Safety - Police	1	There is no impact anticipated on police services due to the proposed project. Police protection service is provided by the New York City Police Department (NYPD). (See EAS, CEQR No. 03HPD020M).

- Fire	1	There is no impact anticipated on fire protection services due to the proposed project. Fire protection service is provided by the Fire Department of New York City (FDNY). (See EAS, CEQR No. 03HPD020M).
- Emergency Medical	1	There is no impact anticipated on emergency medical due to the proposed project. There are several emergency health care facilities contained in the numerous hospitals in the Central Harlem area (See EAS, CEQR No. 03HPD020M).
- Open Space	1	The project site is not expected to place a significant demand on open space and recreational resources in the area. As shown in the attached EAS, no significant adverse impacts would result. (See EAS, CEQR no. 03HPD020M). The potential for significant adverse shadow impacts to St. Nicholas Park were assessed in connection with the CEQR review for the rezoning and City disposition actions. Although some shadows would be cast by the proposed project on St. Nicholas Park, the shadows are not significant because they would not affect the utility of the park or result in a substantial reduction in the availability of sunlight to existing landscaped areas and tree canopy (see EAS CEQR no. 03HPD020M).
- Recreation	1	The project is located in the vicinity of several parks, including St. Nicholas Park, Morningside Park, Sheltering Arms Park and Central Park, all of which include recreational facilities.
- Cultural Facilities	1	The Manhattan Public library has several branches in the Central Harlem community. In addition, Schoenberg Cultural Center and Central Park, among others, provide cultural activities that are within walking distance or short commute via public transportation. The proposed project would not result in impacts to cultural facilities.
- Transportation	1	The project would not result in any significant effects on transportation. Several subway lines (A, B, C, and D) stop at 125th Street and St. Nicholas Avenue (approximately 500 feet from project site) with an additional entrance on West 127th Street. In addition, several bus lines run along 125th Street, St. Nicholas Avenue and Frederick Douglass Boulevard. The M60 bus runs along 125th Street to LaGuardia Airport. The project would not generate significant levels of traffic (see EAS no. 03HPD020M and DOT letter dated 11/19/2007).
Natural Features		
Water Resources	1	The project would not affect any water resources, including groundwater and/or surface water. The project site is not located above a sole-source aquifer. (See EAS, CEQR no. 03HPD020M).
Surface Water	1	The project would not affect any water resources, including groundwater and or surface water (See EAS, CEQR no. 03HPD020M).

Unique Natural Features and Agricultural Lands	1	The proposed project would not affect any unique natural features or agricultural lands (See EAS, CEQR no. 03HPD020M).
Vegetation and Wildlife	1	The project site and immediate surroundings are occupied by buildings and do not contain any vegetation or wildlife; therefore, the project would not affect vegetation or wildlife (See EAS, CEQR no. 03HPD020M).
Flood Disaster Protection Act [Flood Insurance]	1	The project site is not located within a Special Flood Hazard Area and flood insurance is not required. See attached FEMA map #3604970087F.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The project site is not located on a Coastal Barrier Resource.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The project is not located proximate to a Runway Clear Zone or Clear Zone.
Other Factors		
Other Factors		
Other Factors		

Comments:

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST

Doris Smith, Environmental Planner, NYC Department of Housing Preservation and Development
Preparer

Date: June 16, 2009