

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

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: Hobbs Ciena Associates, L.P.
Metro North Rehab Redevelopment Project
Hobbs Court (Site 1) – 315 E. 102nd St., New York City, New York County
The Ciena (Site 2) – 314 E. 100th 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 the New York City Housing Authority (NYCHA) determination of Unlisted, Negative Declaration dated April 11, 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

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



nyc.gov/hpd

RAFAEL E. CESTERO
Commissioner
HOLLY M. LEICHT
Deputy Commissioner
SHAMPA CHANDA
Assistant Commissioner

Office of Development
Planning
100 Gold Street
New York, N.Y. 10038

June 29, 2009

Vincent Hom, Director
Community Planning and Development
US Department of Housing and Urban Development
26 Federal Plaza – Room 3504
New York, NY 10278

Re: Metro North Rehab Redevelopment – Hobbs Court
315 E. 102nd Street, New York, NY
8 Step Decision Making Process for Proposed Development within a Floodplain

Dear Mr. Hom:

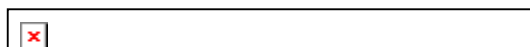
The New York City Department of Housing Preservation and Development (HPD) has carried out the following procedures in accordance with Executive Order 11988 and HUD Regulation 24 CFR, Part 50 for Floodplain Management Guidelines in relation to the above-referenced proposal.

Step 1: Determination

HPD is seeking funding from HUD's HOME Investment Partnerships Program (HOME) in connection with the development of affordable housing in the East Harlem neighborhood of Manhattan. The project site, located on East 102nd Street between First and Second Avenues (Block 1674, Lots 5,7,8,10,11,13,40,42-46, and 48) is proposed for development of a new 8-story, 259 unit affordable housing project, to be known as "Hobbs Court." The properties are currently owned and maintained by the New York City Housing Authority (NYCHA). However, a ground lease between NYCHA and the project sponsor, Hobbs Cien Associates LP, will be executed to facilitate the proposed redevelopment. All units will be affordable and rented to low- and moderate-income households. The twelve existing NYCHA structures on these lots (containing 212 unoccupied units) will be demolished to facilitate the construction of the new building. The site has been identified as being located in a Zone "AE" 100 year flood plain on the FEMA Map, Community Panel #3604970087F, dated September 5, 2007.

Step 2: Early Public Review

On May 26, 2009, a Public Notice (copy attached) was placed in the New York Post and EL Diario (spanish language newspaper), two newspapers of general circulation in New York City. The purpose of the notice was to provide for public review and comment with respect to the proposed construction of the project within a 100 year flood plain. A 15 day period for public



review and comment was initiated after publication of the Public Notice. No comments from the public were received.

Step 3: Identification and Evaluation of Practical Alternatives to locating in the Base Flood Plain

HPD has considered these alternatives:

1. Accept the redevelopment of the site for construction of rental apartments for low- to moderate- income families;
2. Reject the site because the impact on the floodplain is unacceptable; or
3. Accept the site with restrictions and modifications.

Step 4: Identification of Impacts on the Floodplain Due to the Proposed Action

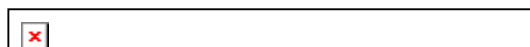
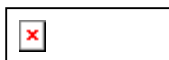
Implementation of the proposed action, to redevelop an underutilized site currently containing vacant, deteriorating buildings to provide needed affordable housing for low- to moderate-income households, was judged to have an important, positive, long-term impact for residents of the surrounding neighborhood.

The East Harlem neighborhood of Manhattan is densely developed with existing structures. The project site is located within an area that is currently improved with a variety of structures, including residential buildings. The development of the project site with a new multifamily residential building does not appear to have known potential for adverse impact on the ecological systems, or on the floodplain itself.

Step 5: Minimization, Restoration, and Preservation

The proposed project is the new construction of an 8-story apartment building on a site previously developed with similar residential uses. HPD proposes to support the proposed action because there is no practicable alternative to develop the project totally outside of the floodplain. In order to minimize potential harm to the floodplain, HPD will require that the project sponsor, Hobbs Cien Associates LP, implement the following mitigation measures:

1. Raise the elevation of the proposed project's entrances so that the entrances are at or above the base flood elevation (100-year flood plain level);
2. Purchase and maintain flood insurance for the proposed project;
3. Incorporate appropriate provisions for site drainage, as accepted or required by the New York City Department of Buildings (DOB); and



4. Place a restriction on the property's continued use to preserve the floodplain through the HOME Written Agreement between HPD and Hobbs Ciena Associates LP.

Due to the close proximity of the site to the East River, it was not judged feasible for the project to apply to FEMA for a conditional Letter of Map Amendment (LOMA) for the purpose of removing the property from a FEMA-designated floodplain location.

Step 6: Re-evaluation of Alternatives

A re-evaluation of alternatives has been carried out, and it is hereby concluded that, as modified by the proposed mitigation measures, the proposed action will attempt to minimize the impact of a potential flood hazard on human safety, health, and welfare.

Step 7: Present the Findings and Public Review

On June 11, 2009, publication of the required final notice (copy attached) was placed in the New York Post and El Diario, newspapers of general circulation in New York. The publication of these findings, in a final notice for public review, completes the requirement for public notice under HUD regulations 24 CFR 55.

No comments from the public were received.

Step 8: Implement Action

All of the above actions recommended shall be conditions of environmental approval and requirements of the HOME Written Agreement for the proposed project.

Patrick Blanchfield, AICP
Director of Environmental Review
New York City Department of Housing Preservation and Development

June 29, 2009

Date

Enclosures

C: John Gearrity, HPD
Wendy Reitmeier, HPD
Aaron Werner, HPD
Barbara Wigzell, DHCR
Therese Fretwell, HUD
Shawna Burrell, HUD



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: **Hobbs Ciena Associates, L.P.**

Project Name: **Metro North Rehab Redevelopment Project (Hobbs Court and The Ciena),
East Harlem**

Project Site Address: Hobbs Court (Site 1) - 315 E. 102nd Street, New York, NY 10029
The Ciena (Site 2) - 314 E. 100th Street, New York, NY 10029

Project County: New York County

Estimated project costs: \$145 million
Total TCAP Award: \$25 million

Project Sponsor Address: 902 Broadway, 13th Floor, New York, NY 10010

Primary Contact's Name: Patrick Blanchfield, AICP, Director of Environmental Review - New York City
Department of Housing Preservation and Development (HPD)

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: Aaron Werner

Title/Agency: Environmental Planner
New York City Dept. of Housing Preservation and Development (HPD)

Date: 6/16/2009

Project Name: Metro North Rehab Redevelopment (Hobbs Court and The Ciena), East Harlem
Project #: N/A

Environmental Assessment **Site Specific Review**

Project Description:

Funding from HUD's Tax Credit Assistance Program (TCAP) is being sought in connection with the development of affordable housing on two sites in the East Harlem neighborhood of Manhattan. Hobbs Ciena Associates L.P. is proposing redevelopment and rehabilitation affecting a total of 17 six-story walk-up buildings currently owned by the New York City Housing Authority. The existing buildings currently contain a total of 321 vacant dwelling units. The proposed project includes two components: (i) demolition of 12 buildings (containing 212 unoccupied units) on E. 102nd and 103rd Streets between First and Second Avenues to facilitate the construction of a new 8-story building with 259 affordable units, and (ii) the rehabilitation of five buildings (containing 109 unoccupied units) located on E. 100th Street between First and Second Avenues to provide 81 units which upon completion of rehabilitation would be contained within a single building. Upon completion, the two components will have a combined total of 340 units. The properties are currently owned and maintained by NYCHA. However, a ground lease between NYCHA and the project sponsor will be executed to facilitate the proposed redevelopment and rehabilitation. All units will be affordable and rented to low and moderate income households.

Of the total 340 units, 259 would be located in a new 8-story building to be constructed on E. 102nd Street between First and Second Avenues (Block 1674, Lots 5,7,8,10,11,13,40,42-46, and 48). The remaining NYCHA structures on these lots will be demolished prior to redevelopment. Landscaped outdoor space for passive recreation, approximately 150 below-grade parking spaces, and approximately 7,343 square feet of community facility space will also be provided. The new construction component of the proposed project, to be named "Hobbs Court," is herein referred to as Site 1.

The remaining 81 units would be located within a single building resulting from the rehabilitation of five existing six-story tenement buildings. The buildings are located on E. 100th Street between First and Second Avenues (Block 1671, Lots 31,39,41,43,45, and 47) and are currently vacant. A landscaped area and courtyard are proposed for the south side of the new building (approximately 5,000 square feet). The rehabilitation component of the proposed project, to be named "The Ciena", is herein referred to as Site 2.

In addition to the funding from HUD's TCAP, funding from HUD's HOME Investment Partnerships Program (HOME) is also being sought in connection with the development on both sites.

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 Action: Under no-action conditions, both sites of the Metro North Rehab would remain in a vacant state with continued deterioration of the existing buildings. The current condition of the sites would remain and needed affordable housing would not be provided. The neighborhood would lose an opportunity to gain 340 units of needed affordable housing. Under the no-action condition, the site would remain in unproductive use, and the potential for beneficial affordable housing would be lost.

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.)

Both sites that make up the proposed Metro North Rehab Redevelopment project (Hobbs Court and The Ciena) include measures to mitigate potential impacts with respect to hazardous materials. The Hobbs Court project (Site 1) would include window-wall attenuation measures to mitigate potential impacts with respect to noise, and would also require mitigation measures related to development within the 100-year floodplain.

The project sponsor, Hobbs Ciena Associates, L.P. is responsible for performing all remediation and construction activities in accordance with the Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) approved by DEP for both sites on April 22, 2009. After completion of remediation, the developer/project sponsor shall provide a Site Closure Report to DEP in accordance with all applicable requirements.

To ensure that interior noise levels within the proposed Hobbs Court building are acceptable, the north facade fronting E. 103rd Street and the south facade fronting E. 102nd Street will be constructed to achieve a minimum of 25 dB of window-wall attenuation. In order to maintain an interior noise level of 45 dB in a closed window condition, an alternate means of ventilation will be required for the first 30 feet above grade (or three stories, whichever is greater) on the north facade fronting E. 103rd Street and the south facade fronting E. 102nd Street. The alternate means of ventilation will be in the form of trickle vents, and will be provided for habitable rooms facing E. 102nd Street and E. 103rd Street. The alternate means of ventilation will be provided by the project sponsor, Hobbs Ciena Associates, L.P.

According to the FEMA Flood Insurance Rate Map (FIRM) which includes East Harlem and the proposed project (Panel No. 3604970087F), a portion of the site 1 is currently located within a Special Flood Hazard Area (Zone AE 100-year flood plain). The 8-Step Decision Making Process for Proposed Development within a Floodplain will be completed and will be provided to DHCR after the conclusion of the comment period for the 2nd floodplain notice. To minimize potential harm to the floodplain, the following mitigation measures be implemented under Step 5: Minimization, Restoration and Preservation:

- 1) The elevation of the proposed project's entrances must be at or above the base flood elevation (100- year flood plain level);
- 2) The project must be protected by flood insurance;
- 3) Appropriate provisions must be made for site drainage, as accepted or required by the New York City Dept. of Buildings; and
- 4) A covenant or comparable restriction is placed upon the property's continued use to preserve the floodplain through the HOME Regulatory Agreement.

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

- Environmental Assessment Form (Urbitran Associates, April 2007) and Negative Declaration (April 2008) for the Metro North Rehab Redevelopment (SEQRA No. 08CHA006M)
- Phase I Environmental Site Assessment (Sandstone Environmental Associates, 2007) updated 2009
- Phase II Environmental Site Investigation (P.W. Grosser Consulting, September 2008)
- Asbestos Report for 100th Street Sites (Building Environmental Consultants, April 29, 2008)
- Asbestos Report for 103rd Street Sites (Building Environmental Consultants, April 14, 2008)
- Lead Based Paint Risk Assessment Report - both sites (Housing Environmental Services, March 24, 2000)

List of Attachments:

Attached please find the following documents:

- Negative Declaration (April 2008) for the Metro North Rehab Redevelopment (SEQRA No. 08CHA006M)
- Environmental Assessment Form / Supplemental Studies (Urbitran Associates, April 2007) and Negative Declaration (April 2008) for the Metro North Rehab Redevelopment (SEQRA No. 08CHA006M)
- NEPA Environmental Assessment for HOME funding, - June 2009
- Phase I Environmental Site Assessment (Sandstone Environmental Associates, 2007) updated 2009
- Phase II Environmental Site Investigation (P.W. Grosser Consulting, September 2008)

- Noise attenuation letter from project Architect of Record - May 28, 2009
- Letter from NYC Dept. of Environmental Protection (DEP) approving RAP and CHASP - April 22, 2009
- Letter from NYC Landmarks Preservation Commission - October 11, 2006
- Letter from New York State Office of Parks, Recreation, and Historic Preservation - March 8, 2007
- FEMA Flood Insurance Rate Map #3604970087F
- NYC Coastal Zone Boundary Map Section 6
- NYC Zoning Map 6b
- 1st Floodplain Notice affidavit of publication - NY Post and El Diario (May 26, 2009)
- Combined FONSI and 2nd Floodplain Notice affidavits of publication – NY Post and El Diario (June 11, 2009)

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

- Phase I Environmental Site Assessment, 2007, updated 2009
- NYC Landmarks Preservation Commission
- NYS Office of Parks, Recreation, and Historic Preservation
- FEMA FIRM Maps
- NYC Coastal Zone Maps
- NYC OASIS
- NYC Department of City Planning
- NYC Housing Authority (NYCHA)
- NYC Department of Environmental Protection (DEP)
- U.S. Dept. of Housing and Urban Development (HUD) -Interpretive Guidance on Lead-Based Paint for Tax Credit Assistance Program

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

Project #: N/A
Project Name: **Metro North Rehab Redevelopment Project (Hobbs Court and The Ciena), East Harlem**
Project Address: Hobbs Court (Site 1) - 315 E. 102nd Street, New York, NY 10029
The Ciena (Site 2) - 314 E. 100th Street, New York, NY 10029

Date: 6/16/2009

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"/>	<p>The NYC Landmarks Preservation Commission (LPC) was contacted. LPC determined that the proposed project would not adversely affect architectural or archaeological resources within the City.</p> <p>In addition, the New York State Office of Parks, Recreation, and Historic Preservation (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. No consultation with LPC or OPRHP is required (See attached letter from LPC dated 6/13/06, and letter from NYSOPRHP dated 3/8/07)</p>
Floodplain Management [24 CFR 55, Executive Order 11988]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>According to the FEMA Flood Insurance Rate Map (FIRM) which includes East Harlem and the proposed project (Panel No. 3604970087F), a portion of Site 1 is currently located within a Special Flood Hazard Area (Zone AE 100-year flood plain).</p> <p>Owners of HUD-assisted properties that are located within Special Flood Hazard Areas (SFHA) must purchase and maintain flood insurance protection as a condition of approval of any HUD financial assistance for proposed property acquisition, rehabilitation, conversion, repair or construction. Flood insurance protection will be obtained as a condition of the approval of HOME funding to the property owner.</p> <p>The 8-Step Decision Making Process for Proposed Development within a Floodplain will be completed and will be provided to DHCR after the conclusion of the comment period for the 2nd floodplain notice. To minimize potential harm to the floodplain, the following mitigation measures would be implemented under Step 5: Minimization, Restoration and Preservation:</p> <ol style="list-style-type: none"> 1) The elevation of the proposed project's entrances must be at or above the base flood elevation (100-year flood plain level); 2) The project must be protected by flood insurance; 3) Appropriate provisions must be made for site drainage, as accepted or required by the New York City Dept. of Buildings (DOB); and 4) A covenant or comparable restriction is placed upon the property's continued use to preserve the floodplain through the HOME Regulatory Agreement.

			Since Site 2 is not located within a Special Flood Hazard Area, no impacts would occur and no mitigation is required. (See attached FEMA FIRM Panel No. 3604970087F)
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is located in the East Harlem neighborhood of Manhattan and is not within an identified federal wetland. No impacts would result from the proposed project.
Coastal Zone Management Act [Sections 307(c),(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is not located within the boundaries of NYC's Coastal Zone. There would be no effect from the proposed project. (See attached Coastal Zone Boundary map)
Sole Source Aquifers [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is located in Manhattan and is not located above a sole source aquifer. No impacts would result from the proposed project.
Endangered Species Act [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is located in a developed, urban area of East Harlem in New York City. The proposed project includes both new construction and rehabilitation components. The new construction component on Site 1 involves demolition activities in an area previously disturbed and developed. Rehabilitation activities associated Site 2 are not required to be reviewed for consistency with 50 CFR-402. The proposed project is not located immediately adjacent to or on the Hudson River, the habitat for the short-nosed sturgeon, the only listed endangered species for New York County. The proposed project would not result in significant impacts related to the Endangered Species Act.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no wild, scenic, or recreational 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 proposed project is located in a non-attainment area. However, it would not generate significant levels of traffic, therefore no exceedance of the National Ambient Air Quality Standard (NAAQS) associated with carbon monoxide (CO) or particulate matter (PM) would result. The project would not adversely affect the State Implementation Plan (SIP). The HVAC systems within the buildings on both sites will utilize natural gas as the fuel type. The project does not contain a transportation component. No significant impacts on air quality would result. (See Section 3.14 "Air Quality" of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08)
Farmland Protection Policy Act [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project will not cause disturbance to Prime, Unique, or Statewide Important Farmland and it would not result in the conversion of agricultural land to non-agricultural uses. Therefore, the proposed project would not violate the Farmland Protection Policy Act. No impacts would result.
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 affordable housing and is not expected to facilitate development which would result in adverse environmental justice impacts. Although both sites are located in a neighborhood which is characterized as low-income and minority, the proposed project would not result in any unmitigated impacts. Measures regarding floodplain requirements, hazardous materials and noise would be provided by the project sponsor, Hobbs Ciena Associates L.P.
Noise Abatement and Control [24 CFR 51 B]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Both Sites 1 and 2 are not located within 1,000 feet of FDR Drive, the closest major highway. Therefore, no further noise assessment related to FDR Drive is required. Traffic from adjacent streets is considered to be the major contributor of noise to both project sites. The increase in traffic volumes resulting from the proposed project would not be large enough to result in significant adverse noise impacts. However, analyses included in the SEQR EAF for the Metro North Rehab Redevelopment (2007) found that the area around Site 1 (E. 102nd and E. 103rd Streets) had a measured existing noise level of 65.5 dB resulting from local traffic. The existing noise condition at this location falls in the "normally unacceptable" category per HUD requirements (65 to 75 dB). For the Hobbs Court development proposed for Site 1, the north facade fronting E. 103rd Street and the south facade fronting E. 102nd Street will be constructed

		<p>to achieve a minimum of 25 dB of window-wall attenuation. In order to maintain an interior noise level of 45 dB in a closed window condition, an alternate means of ventilation will be required for the first 30 feet above grade (or three stories, whichever is greater) on the north façade fronting E. 103rd Street and the south façade fronting E. 102nd Street. Only the first 30 feet or three stories of the building will require the attenuation and alternate means of ventilation because noise decreases at a rate of 3 dB for every 15 feet of distance from the noise source. The alternate means of ventilation will be in the form of trickle vents, and will be provided for all living rooms, dining rooms, and bedrooms along these facades. The alternate means of ventilation will be provided by the project sponsor, Hobbs Ciena Associates L.P.</p> <p>HPD will ensure that the window-wall attenuation and alternate means of ventilation required for the Hobbs Court new construction project, which has been documented in the attached letter from the project's architect, is implemented.</p> <p>The SEQR EAF for the Metro North Rehab Redevelopment (2007) found that the area around Site 2 (E. 100th Street) had a measured existing noise level (Ldn) of 62 dB. The existing noise condition at this location falls in the “normally acceptable” category per HUD requirements. Standard construction materials utilized for the proposed rehabilitation will provide window-wall attenuation of at least 25 dB. Therefore, no impacts are anticipated and no noise mitigation is required for the Ciena rehabilitation project on Site 2.</p> <p>(See Attachment G: Noise of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08, Architect’s letter regarding noise attenuation, 5/28/2009)</p>
<p>Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]</p>	<p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Phase I Environmental Site Assessment (Sandstone Environmental Associates – February 2007) prepared for both sites recommended a Phase II Investigation to address possible soil and groundwater contamination from hazardous materials and petroleum compounds from historic uses on and around the two sites.</p> <p>The Phase II Subsurface Investigation was performed on both sites by P.W. Grosser Consulting in September of 2008. As a result of the findings of the Phase II, which included slightly elevated concentrations of SVOCs in several soil samples collected, and evidence of coal and coal ash visually identified in the soil samples collected, a Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) was prepared each site. The RAP and CHASP for each site was submitted to the New York City Department of Environmental Protection (DEP) for review on April 10, 2009, and both were approved by DEP on April 22, 2009. The letter from DEP approving the RAP and CHASP for both sites is attached.</p> <p>The developer/project sponsor is responsible for performing all remediation and construction activities in accordance with the Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) approved by DEP for both sites on April 22, 2009. After completion of remediation, the project sponsor shall provide a Site Closure Report to DEP in accordance with all applicable requirements.</p> <p>An updated Phase I ESA was completed for both sites by Sandstone Environmental Associates, Inc. in May of 2009. The Phase II Subsurface Investigation recommended by the 2007 report was already completed at the time of the update, and all existing buildings on both sites have since been vacated. The updated Phase I ESA focused on the potential for Recognized Environmental Conditions (RECs) within the buildings proposed for demolition and rehabilitation. The following recommendations were included in the updated report to mitigate the impacts of potential RECs in order to make the properties suitable for their intended use:</p> <p>1) As standard procedure, HPD requires that a project sponsor shall comply with the applicable requirements of 24 CFR Part 35 (Requirements for the Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance). The</p>

		<p>requirement is consistent with recent HUD guidance on lead-based paint for rehabilitation projects that are federally assisted through the TCAP. HUD's guidance requires compliance with the Lead Safe Housing Rule and the Lead Disclosure Rule. See the attached guidance from HUD. A lead-based paint risk assessment was completed by NYCHA for both sites. The project sponsor will be required to submit a Lead Based-Paint (LBP) Survey and, if necessary, a LBP Removal and Disposal Plan (and submit copies to HPD and DHCR for the environmental review record).</p> <p>2) Fluorescent lighting fixtures may be of an age to contain PCB's in their ballasts. If their ages are unknown, or if they were manufactured before 1979, sampling of lighting fixtures is recommended. If PCB's are found, the materials must be disposed according to appropriate federal, state and local regulations.</p> <p>3) Because of their mercury content, the bulbs of most fluorescent lights are considered universal wastes when taken out of service for disposal. If the bulbs break, mercury can evaporate at room temperature. Handling and disposal of the bulbs should comply with appropriate federal, state and local regulations.</p> <p>4) An asbestos survey has been carried out for the buildings on both sites and is attached. Where asbestos containing materials (ACM) have been documented, all materials to be removed must be disposed according to the requirements of the New York City Asbestos Control Program, which is in conformance with the NYS Department of Labor regulations at 12 NYCRR Part 56, as amended January 11, 2006. With regard to ACM, removal and disposal must conform with all applicable regulations. A copy of the final clearance report will be submitted to HPD and DHCR for the environmental review record.</p> <p>5) The Phase I ESA did not include a survey for mold, and mold was not specifically identified in the report. However, conditions believed conducive to the presence of mold were noted if observed. Prior to rehabilitation activities on Site 2, the project must comply with New York City "Guidelines on Assessment and Remediation of Fungi in Indoor Environments".</p> <p>No samples were taken as part of the Phase I ESA to confirm the presence of radon gas. The area of the proposed project is classified as Zone 3 for radon by the U.S. Environmental Protection Agency (EPA), indicating the the average indoor level in the area is <2 pCi/L (low potential). Two sites have been tested for radon in zip code 10029, which is where the project site is located. The average was less than 4 pCi/L, and the maximum was 3.3 pCi/L. Based on this information, radon is not expected to be a concern at the project sites.</p> <p>(See Section 3.9 "Hazardous Materials" of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08; Phase I ESA – Sandstone Environmental Consultants, February 2007, updated May 2009; and DEP RAP and CHASP approval letters dated April 22, 2009).</p>
<p>Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]</p>	<p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Projects involving rehabilitation (without expansion) are not required to be reviewed for consistency with 24 CFR 51C. Therefore, no impacts are anticipated related to the Ciena rehabilitation project located on Site 2.</p> <p>The updated Phase I ESA (2009) did not reveal the presence of exterior above ground storage tanks (ASTs) within 1,000 feet of Site 1. The database included in the report (Environmental Data Resources Inc., 2009) shows a total of five AST listings associated with adjacent properties that include a mix of residential buildings and a NYC Department of Sanitation (DSNY) garage. The tanks referenced range in size from 275 gallons to 10,000 gallons. A survey of the area revealed that the ASTs are unlikely to be outdoors and are either enclosed in buildings or in the basements of the identified buildings, beyond the line of sight from the project sites. The presence of these listings was not considered to be a recognized environmental condition in the Phase I ESA.</p> <p>The above-ground storage of motor fuels is prohibited by local regulations (Various Articles of Title 15 and Chapter 4 of Title 27 of the Administrative Code of the City of New York) except for private filling stations. No private filling stations are located within 1,000 feet of the proposed project.</p>

			(See Phase 1 ESA – Sandstone Environmental Consultants, February 2007, updated May 2009)
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 clear zone or accident potential zone. No impacts are anticipated.

NOTES:

END OF STATUTORY CHECKLIST

Aaron Werner, Environmental Planner, NYC Department of Housing Preservation and Development (HPD)
Preparer

Date: 6/16/09

APPENDIX B
Environmental Assessment Checklist
Site Specific

Project #: **N/A**
 Project Name: **Metro North Rehab Redevelopment Project (Hobbs Court and The Ciena)**
 Project Address: 315 E. 102nd Street and 314 E. 100th Street, New York, NY 10029

Date: 6/16/2009

[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	<p>The Hobbs Court new construction project proposed on Site 1 will be facilitated by a zoning map amendment pursuant to ULURP, which changed the zoning from R7A to R8A, effective May 20, 2009.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p> <p>No impacts related to zoning are anticipated as a result of the proposed project. (See Zoning Map 6b attached.) No impacts related to zoning are anticipated as a result of the proposed project. (See Zoning Map 6b attached.)</p>
Compatibility and Urban Impact	1	<p>The proposed Hobbs Court new construction project would result in the construction of a new 8-story residential building on Site 1, and the substantial rehabilitation of five existing NYCHA buildings on Site 2. Both sites are located in the East Harlem neighborhood of Manhattan and make up the existing Metro North Rehab NYCHA development, generally between E. 99th and E. 103rd Streets and First and Second Avenues. The proposed project is located in a densely developed area of Manhattan and would be consistent with surrounding land uses and prevailing urban design conditions in the area. No impacts are anticipated.</p>
Slope	1	<p>The proposed Hobbs Court new construction project on Site 1 would not alter the slope of the surrounding area. No impacts are anticipated.</p>

		The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.
Erosion	1	<p>The proposed Hobbs Court new construction project on Site 1 is located in a densely developed urban area of Manhattan. It would not result in significant effects related to soil erosion.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Soil Suitability	1	<p>The soil on Site 1 is classified as “Urban Land” and is suitable for redevelopment and construction of the Hobbs Court project.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Hazards and Nuisances including Site Safety	1	<p>The construction effects associated with the Hobbs Court new construction project on Site 1 would be typical of construction effects throughout New York City, including sidewalk closures, fugitive dust and construction noise. These effects will be addressed under existing local regulations governing construction activity within New York City.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Energy Consumption	1	<p>The proposed Hobbs Court new construction project on Site 1 would utilize the existing power utilities in the area and would not consume a significant amount of energy.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	1	<p>The proposed Hobbs Court new construction project on Site 1 would not contribute to community noise levels as it would not result in significant levels of traffic (mobile source noise).</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>

		buildings.
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	<p>The proposed Hobbs Court new construction project on Site 1 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 result.</p> <p>The SEQR Environmental Assessment Form and Supplemental Studies for the proposed project assessed potential air quality impacts associated with the HVAC system for the new construction proposed on the project site. The Hobbs Court building would have a maximum height of eight stories (or 120 feet). The proposed building would be taller than most of the surrounding buildings and would not result in the potential for adverse air quality impacts associated with HVAC emissions.</p> <p>In addition, the project site is not located in proximity to any industrial emission sources or large-scale emission sources that have the potential to impact future residents. Therefore, no stationary source air quality impacts are expected as a result of the proposed project. (See Section 3.14 "Air Quality" of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08)</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	<p>The proposed Hobbs Court project on Site 1 involves the new construction of an 8-story residential building within the existing NYCHA Metro North Rehab in East Harlem. The proposed redevelopment 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 providing much needed affordable housing for the neighborhood. The new development is likely to possess residential character consistent with that of the surrounding NYCHA apartment houses. (See Section 3.7 "Urban Design" of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08)</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Socioeconomic		
Demographic Character Changes	1	<p>There is no impact anticipated to demographic character changes due to the proposed Hobbs Court new construction project on Site 1. The project is expected to provide safe, affordable housing for a population similar to the population which currently resides in East Harlem.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>

Displacement	1	<p>As part of the proposed Hobbs Court new construction project on Site 1, the buildings on the project site will be demolished and replaced with a new 8-story building. The existing buildings on Site 1 are currently vacant. Previous tenants have already been offered the opportunity to move into another NYCHA development of their choice or have been offered Section 8 vouchers, if qualified, to move into private participating buildings. These tenants have also been given the right of return if they so choose and qualify. Since the families in these buildings are currently being provided with relocation assistance, no significant adverse impacts related to direct displacement would be expected. In addition, since the redevelopment plan would not add a substantially new population with different socioeconomic characteristics, no significant adverse impacts from indirect displacement are expected. (See Section 1.2.2 “Socioeconomic Conditions” of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08)</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Employment and Income Patterns	2	<p>The proposed Hobbs Court project on Site 1 would result in additional jobs associated with construction of the new building on this site. Once constructed, the new building would require maintenance personnel and supportive service staff. The project would not result in a demographic change or a substantial effect on income patterns.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Community Facilities and Services		
Educational Facilities	1	<p>According to the CEQR Technical Manual, a project would have to yield more than 50 elementary/middle school students to exceed the threshold for public school impacts. According to the SEQR Environmental Assessment Form and Supplemental Studies for the Metro North Rehab Redevelopment (2007), both elementary and intermediate schools would be able to absorb the proposed additional students introduced by the project. Therefore, no significant impact on public educational facilities is expected as a result of the proposed project. (See Section 3.3 “Community Facilities” of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08)</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Commercial Facilities	2	<p>Many locally-owned businesses are located on First and Second Avenues within close proximity to the proposed Hobbs Court new construction project on Site 1. New residents resulting from the</p>

		<p>project are likely to make use of these businesses. No impacts are anticipated related to commercial facilities.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Health Care	1	<p>Three major health care facilities are located within Manhattan Community District 11: Metropolitan Hospital at 1901 First Avenue, Mount Sinai Medical Center at 1189 Fifth Avenue, and North General Hospital at 1879 Madison Avenue. Metropolitan Hospital is closest to the proposed project, about ¼ mile to the south. According to the CEQR Technical Manual, a project would need to add more than 600 dwelling units to potentially cause a significant impact on local health care services. Furthermore, medical services will be provided through linkages with community-based health care providers to the residents of the proposed new construction project. Therefore, the project would not place a significant demand on outpatient healthcare facilities and no impacts are anticipated. (See Section 3.3 “Community Facilities” of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08)</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Social Services	1	<p>Social services in the area of the proposed Hobbs Court new construction project on Site 1 are provided by a range of non-profit and New York City agencies. No impacts are anticipated related to social services.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Solid Waste	1	<p>Municipal solid waste disposal is provided by the New York City Department of Sanitation (DSNY). The proposed Hobbs Court new construction project on Site 1 would not significantly increase the generation of solid waste or affect the provision of sanitation services.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Waste Water	1	<p>Waste water would be handled by the New York City Department of Environmental Protection (DEP). The proposed Hobbs Court new construction project on Site 1 would result in new residential development which would not result in significant or unusual demand for sewage disposal or treatment.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment</p>

		Checklist because it involves the rehabilitation of existing buildings.
Storm Water	1	<p>New York City's storm water management system is handled by DEP. In addition, Site 1 is less than one acre in size. There is no impact anticipated on storm water due to the proposed Hobbs Court new construction project.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Water Supply	1	<p>There is no impact anticipated on New York City's water supply due to the proposed Hobbs Court new construction project on Site 1. New York City's potable water supply is provided and maintained by DEP.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Public Safety - Police	1	<p>There is no impact anticipated on police services due to the proposed Hobbs Court new construction project on Site 1. Police protection service is provided by the New York Police Department (NYPD). The 23rd and 25th Precincts serve Manhattan Community District 11. The 23rd Precinct is located at 162 E. 102nd Street, approximately ¼ mile to the west. The 25th Precinct is located at 120 E. 119th Street, approximately 1 mile to the north. (See Section 3.3 "Community Facilities" of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08).</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
- Fire	1	<p>There is no impact anticipated on fire protection services due to the proposed Hobbs Court new construction project on Site 1. Fire protection service is provided by the Fire Department of New York (FDNY). The Fire Department maintains five firefighting facilities within the boundaries of Manhattan Community District 11. Engine 53 Ladder 43, at 1836 Third Avenue, is the closest Fire Department facility to the project site, approximately ¼ mile to the west. (See Section 3.3 "Community Facilities" of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08).</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
- Emergency Medical	1	<p>There is no impact anticipated on emergency medical services due to the proposed Hobbs Court new construction project on Site 1. Metropolitan Hospital is the closest emergency medical facility to</p>

		<p>the project site, approximately ¼ mile to the south. (See Section 3.3 “Community Facilities” of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08).</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
<p>- Open Space</p>	<p>1</p>	<p>The proposed Hobbs Court new construction project is not expected to place a significant demand on open space and recreational resources in the area. The project site is located within close proximity to several parks, including Central Park which is approximately 6 blocks to the west. A total of 10 smaller parks totaling approximately 10 acres that include both active (ballfields, basketball courts, playgrounds) and passive recreational uses were identified within ½ mile open space study area, as assessed in the SEQR EAF and Supplemental Studies prepared for the proposed project. These include the East River Playground, Blake Hobbs Park, Playground 103, Playground 96 XCVI, Stanley Isaacs Courts, and Harlem RBI ballfield.</p> <p>According to the SEQR assessment of open space, the new population introduced by the Hobbs Court project would result in a decrease in open space ratio of less than 1 percent, well below the threshold of 5 percent as identified in the CEQR Technical Manual. In addition, the Hobbs Court project includes open space for use by future residents. No impacts related to open space and recreation are expected to result from the proposed project. (See Section 3.4 “Open Space” of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08).</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
<p>- Recreation</p>	<p>1</p>	<p>The proposed Hobbs Court new construction project is not expected to place a significant demand on open space and recreational resources in the area. The project site is located within close proximity to several parks, including Central Park which is approximately 6 blocks to the west. A total of 10 smaller parks totaling approximately 10 acres that include both active (ballfields, basketball courts, playgrounds) and passive recreational uses were identified within ½ mile open space study area, as assessed in the SEQR EAF and Supplemental Studies prepared for the proposed project. These include the East River Playground, Blake Hobbs Park, Playground 103, Playground 96 XCVI, Stanley Isaacs Courts, and Harlem RBI ballfield.</p> <p>According to the SEQR assessment of open space, the new population introduced by the Hobbs Court project would result in a decrease in open space ratio of less than 1 percent, well below the threshold of 5 percent as identified in the CEQR Technical Manual. In addition, the Hobbs Court project includes open space for use by future residents. No impacts related to open space and recreation are expected to result from the proposed project. (See Section 3.4</p>

		<p>“Open Space” of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08).</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
- Cultural Facilities	1	<p>The proposed Hobbs Court new construction project is not expected to place a significant demand on cultural facilities in the area. The project is located in New York City, which is home to ample cultural facilities accessible to residents.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
- Transportation	1	<p>The CEQR Technical Manual indicates that when an action would generate fewer than 50 peak hour trip ends per intersection in this area of Manhattan, a detailed traffic analysis is not required. A trip generation analysis was completed as part of the SEQR Environmental Assessment prepared for the Metro North Rehab Redevelopment to determine the number of additional trips generated by the proposed project (both sites). The proposed project would generate up to 14 peak hour trips. As no single intersection is expected to exceed the 50 vehicle threshold, no further traffic analysis was warranted and no impacts are anticipated.</p> <p>Numerous forms of public transportation are available within walking distance of Site 1. The MTA #6 train runs along Lexington Avenue and stops at E. 96th Street and E. 103rd Street. Six NYCT bus lines service the neighborhood: the M101, M102, M103, and M98 travel north along Third Avenue; the M96 runs along E. 9th Street; and the M15 travels north on First Avenue and south on Second Avenue. The project is not expected to generate significant levels of traffic. Overall, no significant effect on the area’s transportation systems would occur. (See Sections 3.12 and 3.13 “Traffic and Parking” and “Transit and Pedestrians” of Metro North Rehab Redevelopment SEQR EAF and Negative Declaration 4/11/08).</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Natural Features		
Water Resources	1	<p>The proposed Hobbs Court new construction project would not result in a significant effect on water resources, including groundwater and or surface water (East River). In addition, the project site is in Manhattan and is not located above a sole-source aquifer.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing</p>

		buildings.
Surface Water	1	<p>The proposed Hobbs Court new construction project would not result in a significant effect on water resources, including groundwater and or surface water (East River).</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Unique Natural Features and Agricultural Lands	1	<p>There are no unique natural features or agricultural lands near Site 1; therefore, the proposed development would have no effect on these resources.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Vegetation and Wildlife	1	<p>The proposed Hobbs Court new construction project is located in a developed, urban area of East Harlem in New York City. The new construction involves demolition activities in an area previously disturbed and developed. The proposed Hobbs Court project is not located immediately adjacent to or on the Hudson River, the habitat for the short-nosed sturgeon, the only listed endangered species for New York County. The Hobbs Court project will not result in significant effects related to the Endangered Species Act.</p> <p>The Ciena rehabilitation project proposed for Site 2 does not require further review within the Environmental Assessment Checklist because it involves the rehabilitation of existing buildings.</p>
Flood Disaster Protection Act [Flood Insurance]	4	<p>According to the FEMA Flood Insurance Rate Map (FIRM) which includes East Harlem and the proposed project (Panel No. 3604970087F), a portion of Site 1 is currently located within a Special Flood Hazard Area (Zone AE 100-year flood plain).</p> <p>Owners of HUD-assisted properties that are located within Special Flood Hazard Areas (SFHA) must purchase and maintain flood insurance protection as a condition of approval of any HUD financial assistance for proposed property acquisition, rehabilitation, conversion, repair or construction. Flood insurance protection will be obtained as a condition of the approval of financial assistance to the property owner.</p> <p>The 8-Step Decision Making Process for Proposed Development within a Floodplain will be completed and will be provided to DHCR after the conclusion of the comment period for the 2nd floodplain notice. To minimize potential harm to the floodplain, the following mitigation measures will be implemented under Step 5: Minimization, Restoration and Preservation:</p>

		<p>1) The elevation of the proposed project's entrances must be at or above the base flood elevation (100-year flood plain level);</p> <p>2) The project must be protected by flood insurance;</p> <p>3) Appropriate provisions must be made for site drainage, as accepted or required by the New York City Dept. of Buildings (DOB); and</p> <p>4) A covenant or comparable restriction is placed upon the property's continued use to preserve the floodplain through the HOME Regulatory Agreement.</p> <p>The Ciena rehabilitation project proposed for Site 2 is not located within a Special Flood Hazard Area. Therefore, flood insurance is not required.</p>
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The proposed Hobbs Court and Ciena projects are not located proximate to a Coastal Barrier Resource. No impacts are anticipated.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The proposed Hobbs Court and Ciena projects are not located proximate to an airport clear zone or accident potential zone. No impacts are anticipated.
Other Factors		
Other Factors		
Other Factors		

Comments:

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST

Aaron Werner, Environmental Planner, NYC Department of Housing Preservation and Development
Preparer

Date: 6/16/09