

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

**David A. Paterson**  
Governor



Deborah VanAmerongen  
Chairperson

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

Hampton Plaza  
38-40 State Street  
Albany, NY 12207

October 8, 2009

SENT VIA ELECTRONIC AND U.S. MAIL

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

Re: West End Intergenerational Residence HDFC, Inc.  
True Colors Residence  
267-269 West 154th Street, Manhattan. 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 September 21, 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 Department of Housing Preservation and Development's determination of Unlisted, Negative Declaration dated August 31, 2009.

If you have any questions or concerns regarding this environmental clearance letter, please contact me at (518) 402-3392 or [bwigzell@nysdhcr.gov](mailto:bwigzell@nysdhcr.gov). The Environmental Assessment for this site will be posted on the web at <http://nysdhcr.gov/general/ARRA/EnvironmentalReview.htm>.

Sincerely,

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

Cc: Cathy Frangella, TCAP Program Manager

Web Site: [www.dhcr.state.ny.us](http://www.dhcr.state.ny.us)  
Email address: [dhcrinfo@dhcr.state.ny.us](mailto:dhcrinfo@dhcr.state.ny.us)

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

**Responsible Entity:** NYS Division of Housing and Community Renewal (DHCR)

**Certifying Officer:** Barbara H. Wigzell, RA, DHCR

**Program Name:** The Tax Credit Assistance Program (TCAP)  
American Recovery and Reinvestment Act (ARRA) of 2009

**Federal Agency:** U.S. Department of Housing and Urban Development (HUD)

**Project #:** N/A

**Project Sponsor:** **West End Intergenerational Residence HDFC, Inc.**

**Project Name:** **True Colors Residence - 267-269 West 154<sup>th</sup> Street, Manhattan**

**Project Site Address:** 267-269 West 154th Street, New York, NY 10039

**Project County:** New York County

**Estimated project costs:** \$10,000,000.00

**Total TCAP Award:** \$2,000,000.00

**Project Sponsor Address:** West End Intergenerational Residence, 483 West End Avenue, New York, NY  
10024

**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 the City of New York - Department of Housing Preservation and Development (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:** Patrick Blanchfield  
**Title/Agency:** Director, HPD-Env. Review

**Date:** 9/21/09

## **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 6-story residential building containing a total of 30 permanent supportive housing units for homeless lesbian, gay, bisexual and transgender (LGBT) youth.

The project site is located at 267-269 West 154<sup>th</sup> Street (Block 2040, Lots 5 and 6) in the Harlem neighborhood of Manhattan (the "project site"). The project site is approximately 5,000 square feet in area and is used for parking for an adjacent laundromat. Surrounding land uses include residential, mixed-use residential (with ground floor commercial uses) and commercial.

The requested funding would facilitate the new construction of a 6-story development containing a total of 30 permanent supportive housing units for homeless LGBT youth (the "proposed project"). In addition, the proposed project would contain an apartment for a building superintendent and approximately 3,288 gross square feet of common space on the cellar and ground levels. The common space would be used for ancillary social and educational support services for building residents. Green design elements would be incorporated into the building design, including a green roof and a landscaped area at the rear of the building. The proposed project would be developed in accordance with the existing R7-2 zoning regulations and is expected to be complete and occupied by 2011.

### **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.)*

There is a significant need for supportive housing for LGBT youth in New York City. If developed, the proposed project would be the first permanent, supportive housing facility for LGBT youth in New York State. As discussed in further detail below, the proposed project includes measures associated with window-wall attenuation and hazardous materials remediation and would not significantly affect the character, features and resources of the surrounding area. In some cases, the proposed project would result in potential benefits by providing improvements in urban design conditions and new jobs. The proposed project would not result in a significant impact on the quality of the human environment.

The site is underutilized and owned by the sponsor, West End Intergenerational Residence HDFC, Inc, a not-for-profit provider of comprehensive service programs for formerly homeless individuals within safe and supportive transitional and permanent residences. The project site is well-served by mass transit and is near amenities such as shopping and other services. The site is also proximate to other buildings in Manhattan that the sponsor operates. Other uses were not considered as the project site is owned by the sponsor, zoned for residential use and the design complies with existing zoning and can be developed as-of-right.

**No Action:** Under No Action conditions, the project site would likely remain in its existing state. The vacant, unimproved condition of the site could remain and needed supportive housing may not be provided. Under No Action conditions, remediation of the site is not likely to occur and the site would remain in unproductive use. Should the project sponsor sell the site for private redevelopment, an opportunity to provide needed supportive housing for LGBT youth would be lost and remediation may not occur.

**Action:** As described above, under Action conditions, the vacant project site would be redeveloped with a new, 31-unit residential (supportive housing) development, inclusive of space for supportive services and community activities on the cellar and ground floor for homeless LGBT youth. The proposed project would result in potential benefits by providing improvements in urban design conditions and new jobs. The proposed project would not result in a significant impact on the quality of the human environment.

## **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 include remediation of hazardous materials contamination and window-wall attenuation associated with ambient noise levels. As discussed below, the measures would be incorporated into the construction and design of the proposed project.

A Phase II Environmental Site Assessment prepared by ATC Associates Inc. in July 2008 revealed elevated levels of semi-volatile organic compounds (SVOCs) and metals in soil and groundwater at the project site. A March 2009 Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) also prepared by ATC Associates Inc., identifies soil management measures which would be undertaken during construction, including the installation of a Preprufe 300R vapor barrier under the slab of the proposed building and the installation of a Bituthenesystem 400 water and vapor barrier on the walls of the cellar of the proposed building. In addition to the vapor barriers, the proposed project includes the removal of contaminated soil and replacement with two feet of clean fill/top soil approved by the New York City Department of Environmental Protection (DEP) for all landscaped areas of the project site not capped with concrete/asphalt. These measures were approved by DEP in a letter dated June 19, 2009.

A noise assessment was prepared by AKRF Inc. in August 2009. Existing noise levels were measured for 24 hours on August 4 and 5, 2009. The dominant noise source was a combination of vehicular traffic noise on adjacent streets, vehicular noise on the elevated West 155<sup>th</sup> Street viaduct to the north and aircraft noise caused by aircraft approaching nearby LaGuardia Airport. Measured noise levels were low to moderate and reflect the level of vehicular activity on the adjacent streets and aircraft activity. In terms of HUD criteria, the existing Ldn of 68.5 would place the project site in the "normally unacceptable" category. The results of the acoustical analysis conclude that the proposed project would require 25 dBA of composite window/wall attenuation to achieve the HUD interior noise level of 45 dBA. The building design for the proposed project includes double-glazed windows with an air gap and through-wall air conditioning, (i.e., an alternate means of ventilation) on the building's front and rear facades. The proposed project would be designed to provide a composite Outdoor-Indoor Transmission Class (OITC) of at least 25 (and alternate means of ventilation).

The project sponsor would provide remediation and window-wall attenuation (including the provision of air conditioners installed in air conditioner sleeves on the front and rear facades of the building). With the measures included as part of the proposed project, significant adverse impacts associated with hazardous materials and noise would not occur. HPD would require the measures through provisions contained in the TCAP Written agreement with the project sponsor, West End Intergenerational Residence HDFC, Inc.

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

### **Additional Studies Performed**

Phase II Environmental Site Assessment prepared by ATC Associates Inc, dated July 3, 2008  
CEQR EAS prepared by AKRF Inc, dated  
NEPA EA (HOME funding) dated

### **List of Attachments:**

Phase I Environmental Site Assessment prepared by ATC Associates Inc, dated April 29, 2008  
NYC Landmarks Preservation Commission determination letter dated January 13, 2009  
FEMA Flood Insurance Rate Map, Panel # 3604970083F  
NYC Coastal Zone Boundary Map Section 6  
Revised Negative Declaration, CEQR No. 10HPD008M, September 21, 2009

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

NYC Landmarks Preservation Commission  
NYC Department of Environmental Protection  
NYC Department of City Planning  
NYC Department of Housing Preservation and Development

**APPENDIX A**  
**Statutory Checklist**

**Site Specific**  
[24CFR §58.5 and 58.6]

Project #: NA  
Project Name: True Colors Residence - 267-269 West 154<sup>th</sup> Street, Manhattan  
Project Address: 267-269 West 154th Street, New York, NY 10039

Date: September 21, 2009

*For each listed statute, executive order or regulation, record the determinations made. Note reviews, consultations or mitigation measures required:*

**A - Not Applicable to this project OR B - Consultation, Permit and/or Mitigation Required**

*Then, make a determination of compliance or consistency in the Section provided.*

Factors	A	B	Determinations and Compliance Documentation
<b>Historic Preservation</b> [36 CFR 800]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The NYC Landmarks Preservation Commission was consulted. LPC determined that the project would not adversely affect the historic resources. (See attached letter from LPC dated 1/13/2009 and CEQR EAS 10HPD008M)
<b>Floodplain Management</b> [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. (FEMA FIRM Panel No. 3604970083F).
<b>Wetlands Protection</b> [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not located within a federally identified wetland and the proposed project would not violate Executive Order 11990 (Phase I Environmental Site Assessment, April 2008).
<b>Coastal Zone Management Act</b> [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; therefore, the proposed project would not violate the Coastal Zone Management Act (Coastal Zone Boundary of New York, Section 16).
<b>Sole Source Aquifers</b> [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is located in Manhattan and is not above a sole source aquifer. The proposed project would not violate 40 CFR 149.
<b>Endangered Species Act</b> [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 proposed project would be a new construction project in an area previously disturbed and developed. The project site is not located immediately adjacent to or on the East 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 ( <a href="http://www.fws.gov/northeast/nyfo/es/CountyLists/NewYorkDec2006.htm">http://www.fws.gov/northeast/nyfo/es/CountyLists/NewYorkDec2006.htm</a> ).
<b>Wild and Scenic Rivers Act</b> [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 violate the Wild and Scenic Rivers Act ( <a href="http://www.rivers.gov/wildriverslist.html">http://www.rivers.gov/wildriverslist.html</a> ).
<b>Air Quality</b> [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is located in a non-attainment area. However, it 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. The project would not adversely affect the State Implementation Plan (SIP). The building would be six stories in height and would utilize natural gas for its heating system boilers. There would be no potential for adverse air quality impacts associated with HVAC emissions (EAS CEQR No. 10HPD008M). In addition, the proposed project does not contain a transportation component. No significant impacts related to air quality would result.
<b>Farmland Protection Policy Act</b> [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project would not cause disturbance of Prime, Unique, or Statewide Important Farmland; nor would it result in the conversion of agricultural land to non-agricultural uses. Therefore, the proposed project would not violate Farmland Protection Policy Act. No impacts would result.

<b>Environmental Justice</b> [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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 would not facilitate development which would result in adverse environmental justice impacts. Although the project site is located in a neighborhood characterized as low-income and minority, the proposed project would not result in any unmitigated impacts. Measures regarding hazardous materials contamination and ambient noise would be provided by the project sponsor, West End Intergenerational Residence HDFC, Inc.</p>
<b>Noise Abatement and Control [24 CFR 51 B]</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A noise assessment was prepared by AKRF Inc. in August 2009. Existing noise levels at the project site were measured for 24 hours on August 4 and 5, 2009. The dominant noise source was a combination of vehicular traffic noise on adjacent streets, vehicular noise on the elevated West 155th Street viaduct to the north and aircraft noise caused by aircraft approaching nearby LaGuardia Airport. Measured noise levels were low to moderate and reflect the level of vehicular activity on the adjacent streets and aircraft activity.</p> <p>In terms of HUD criteria, the existing Ldn of 68.5 would place the project site in the “normally unacceptable” category. The results of the acoustical analysis conclude that the proposed project would require 25 dBA of composite window/wall attenuation to achieve the HUD interior noise level of 45 dBA (closed-window conditions). The building design for the proposed project includes double-glazed windows with an air gap and through-wall air conditioning, (i.e., an alternate means of ventilation) on the building's front and rear facades. The proposed project would be designed to provide a composite Outdoor-Indoor Transmission Class (OITC) of at least 25 (and alternate means of ventilation).</p> <p>The project sponsor would provide window-wall attenuation (including the provision of air conditioners installed in air conditioner sleeves on the front and rear facades of the building). With the measures included as part of the proposed project, significant adverse impacts associated with noise would not occur. HPD would require the measures through provisions contained in the TCAP Written agreement with the project sponsor, West End Intergenerational Residence HDFC, Inc.</p>
<b>Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A Phase I Environmental Site Assessment (ESA) prepared by ATC Associates Inc in April 2008 revealed a Recognized Environmental Condition (REC) in connection with the historic usage of the project site an auto repair facility from 1939 through at least 1996. As a result, a Phase II ESA (prepared by ATC Associates Inc in July 2008) was conducted and revealed elevated levels of semi-volatile organic compounds (SVOCs) and metals in soil and groundwater at the project site.</p> <p>A March 2009 Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) prepared by ATC Associates Inc. identified soil management measures which would be undertaken during construction, including the installation of a Preprufe 300R vapor barrier under the slab of the proposed building and the installation of a Bituthenesystem 400 water and vapor barrier on the walls of the cellar of the proposed building. In addition to the installation of vapor barriers, the proposed project would include the removal of contaminated soil and replacement with two feet of clean fill/top soil approved by the New York City Department of Environmental Protection (DEP) for all landscaped areas of the project site not capped with concrete/asphalt. These measures were approved by DEP in a letter dated June 19, 2009.</p> <p>With the measures included as part of the proposed project, significant adverse impacts associated with hazardous materials contamination would not occur. HPD would require the measures through provisions contained in the TCAP Written agreement with the project sponsor, West End Intergenerational Residence HDFC, Inc.</p> <p>The site is currently a vacant lot; therefore, lead-based paint (LBP), asbestos containing materials (ACM) and mold are not present. In addition, according to the EPA's Map of Radon Zones, New York County is considered to have low potential for radon exposure (it has a predicted average indoor radon screening level less than 2 pCi/L). Therefore, radon exposure would not result. (<a href="http://www.epa.gov/radon/zonemap/newyork.htm">http://www.epa.gov/radon/zonemap/newyork.htm</a>).</p>

<b>Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are approximately 50 petroleum bulk storage facilities within 1,000 of the project site (generally located between Saint Nicholas Avenue and Adam Clayton Powell Boulevard between West 150 <sup>th</sup> and West 155 <sup>th</sup> streets). However, a visual survey of the area revealed that there are no exterior above-ground storage tanks within this specified distance with a direct line of sight to the proposed project. In addition, the exterior above-ground storage of explosives 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 Environmental Site Assessment, April 2008).
<b>Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is located beyond one mile of an airport; therefore, no further assessment is warranted and no impacts would result.

**NOTES:**

**NAME:** Patrick Blanchfield

**Title/Agency:** Director, HPD-Env. Review

**Date:** 9/21/09

**END OF STATUTORY CHECKLIST**

**APPENDIX B**  
**Environmental Assessment Checklist**  
**Site Specific**

Project #: **NA**  
 Project Name: **True Colors Residence - 267-269 West 154<sup>th</sup> Street, Manhattan**  
 Project Address: 267-269 West 154th Street, New York, NY 10039

Date: September 21, 2009

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

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

<b>Land Development</b>	<b>Code</b>	<b>Source or Documentation</b>
Conformance with Comprehensive Plans and Zoning	1	The project site is located within an R7-2 zoning district and would be in compliance with the New York City Zoning Resolution (Zoning Map 3b).
Compatibility and Urban Impact	2	As discussed below under "Open Space," the proposed project would cast a shadow on Holcombe Rucker Park, located a block north of the project site, for about 15 minutes at the end of the December 21 analysis day. The limited extent and duration of incremental shadow would not cause a significant impact to this open space.  The proposed project would result in the redevelopment of an underutilized site (currently used for parking) with a new, 6-story residential building. The proposed project would be consistent with surrounding land uses and prevailing urban design conditions in the area. It would result in a potential benefit by replacing a vacant lot with a new residential building. No impacts would result from the proposed project (EAS, CEQR No. 10HPD008M).
Slope	1	The proposed project would not alter the slope of the surrounding area. The project site is generally flat and the larger surrounding area slopes east-south east towards the Harlem River (Phase I Environmental Site Assessment, April 2008).
Erosion	1	The project site 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 is suitable for redevelopment. Typically, these soils contain other materials such as brick, asphalt and concrete. Naturally occurring soils beneath the urban land soils may include loamy sand, silt loam, sandy loam and unweathered bedrock (Phase I Environmental Site Assessment, April 2008).
Hazards and Nuisances including Site Safety	1	The proposed project would not result in any hazards and nuisances. The construction effects associated with the development of the proposed project would be typical of construction effects throughout New York City, including sidewalk closures, fugitive dust and construction noise. The effects would be addressed under existing local, state, and federal regulations governing construction activities within New York City.
Energy Consumption	1	The project site is located in an area of Manhattan which utilizes Consolidated Edison as the electrical and natural gas utility. The proposed project would not consume a significant amount of energy (Phase I Environmental Site Assessment, April 2008 and EAS, CEQR No. 10HPD008M).
<b>Neighborhood Impacts</b>		
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 (mobile source noise). In addition, the proposed project’s building mechanical system (i.e., heating, ventilation, and air conditioning systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) to avoid producing levels that would result in any significant increase in ambient noise levels.
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The proposed project would not result in any effects on ambient air quality. The proposed building would be six stories in height and would utilize natural gas for its heating system boilers. There would be no potential for adverse air quality impacts associated with HVAC emissions. In addition, the project site is not located in proximity to any industrial emission sources or large-scale emission sources (EAS, CEQR No. 10HPD008M).
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	The proposed project would not result in significant adverse impacts associated with environmental design or visual quality. It would provide a benefit by replacing a vacant, underutilized site with a new supportive housing building. The proposed project would feature landscaping at the rear of the building and green design elements would be incorporated into the building design, including a green roof (EAS, CEQR No. 10HPD008M).

<b>Socioeconomic</b>		
Demographic Character Changes	1	The proposed project would not result in impacts associated with demographic character changes. The proposed project would provide supportive housing for homeless LGBT youth from New York City.
Displacement	1	The proposed project would not result in displacement because the project site is currently vacant (and used for parking for an adjacent business) (EAS, CEQR No. 10HPD008M).
Employment and Income Patterns	2	The proposed project would result in additional jobs associated with construction of the building. Once constructed, the building would generate approximately 10 employees, including a building superintendent, security guards and social service workers. The proposed project would not result in significant adverse impacts associated with employment and income patterns (EAS, CEQR No. 10HPD008M).
<b>Community Facilities and Services</b>		
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) (EAS, CEQR No. 10HPD008M).
Commercial Facilities	2	Many locally-owned businesses are located on Frederick Douglass Boulevard and West 154 <sup>th</sup> Street in proximity to the project site. Tenants of the proposed project are likely to frequent some of the existing retail businesses located within the neighborhood, which could result in a potential benefit. The proposed project would not result in significant impacts to commercial facilities.
Health Care	1	The proposed project would not place a significant demand on outpatient healthcare facilities (EAS, CEQR No. 10HPD008M).
Social Services	1	Social services are provided by a range of non-profit and New York City agencies. In addition, the proposed project would provide on-site social services for residents. No impacts related to social services would result from the proposed project.
Solid Waste	1	Municipal solid waste disposal is provided by the New York City Department of Sanitation. The proposed project would not significantly increase the generation of solid waste or affect the provision of sanitation services.
Waste Water	1	Waste water would be handled by the New York City Department of Environmental Protection (DEP). The proposed project would not result in a significant or unusual demand for sewage disposal or treatment and no impacts would result.
Storm Water	1	New York City's storm water management system is handled by DEP. In addition, the project site is less than one acre in size and would not require a SPDES permit. There would be no impact on storm water due to the proposed project.

Water Supply	1	There would be no impact on New York City's water supply system due to the proposed project. New York City's potable water supply is provided and maintained by DEP.
Public Safety - Police	1	There would be no impact on police services due to the proposed project. Police protection services are provided by the New York City Police Department (NYPD) (EAS, CEQR No. 10HPD008M).
- Fire	1	There would be no impact on fire services due to the proposed project. Fire protection services are provided by the New York City Fire Department (FDNY) (EAS, CEQR No. 10HPD008M).
- 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 Manhattan.
- Open Space	1	<p>The proposed project would not directly displace any open space resource. It would cast a shadow on Holcombe Rucker Park, located a block north of the project site, for approximately 15 minutes at the end of the December 21 analysis day. The limited extent and duration of incremental shadow would not cause a significant impact to this open space.</p> <p>In addition, the proposed project would introduce a total of approximately 31 residents and 10 employees to the project site. This small number of residents and employees would place minimal demand on the area's open space resources and would not exceed CEQR thresholds for an open space assessment. The project site is located approximately three blocks from Jackie Robinson Park and about two blocks from Holcombe Rucker Park (EAS, CEQR No. 10HPD008M).</p>
- Recreation	1	The proposed project would not place a significant demand on open space and recreational resources in the area. The project site is located approximately three blocks from Jackie Robinson Park and about two blocks from Holcombe Rucker Park. Both parks provides numerous recreational opportunities such as playgrounds and ball fields.
- Cultural Facilities	1	The proposed project would not place a significant demand on cultural facilities in the area. The project site is located within New York City (and a short distance from the many museums located along Fifth Avenue), which is home to ample cultural facilities accessible to residents by public transportation.
- Transportation	1	The proposed project includes 30 supportive housing units (plus one building superintendent's unit), which would not exceed the CEQR threshold of 200 dwelling units potentially requiring a detailed traffic analysis. Therefore, no further analysis is required, and the proposed project would not result in any significant adverse impacts to traffic and parking (EAS, CEQR No. 10HPD008M).

		Furthermore, numerous forms of public transportation are available within walking distance of the project site. The Metropolitan Transportation Authority - New York City Transit (NYCT) operates the B and D subway lines, which stop at 155 <sup>th</sup> Street and Frederick Douglas Boulevard (approximately two and a half blocks away) and the C line, which stops at 155 <sup>th</sup> Street and St. Nicholas Avenue (approximately three and a half blocks away). NYCT also operates the M2, M10 and BX 6 bus routes, which all stop nearby ( <a href="http://www.mta.info/nyct/maps/manbus.pdf">http://www.mta.info/nyct/maps/manbus.pdf</a> ).
<b>Natural Features</b>		
Water Resources	1	The proposed project would not result in a significant effect on water resources, including groundwater and surface water. The project site is located within Manhattan and is not located above a sole-source aquifer. Based on surface topography, groundwater flow is assumed to be east-south east towards the Harlem River (Phase I Environmental Site Assessment, April 2008).
Surface Water	1	The proposed project would not result in a significant effect on surface water resources. The nearest surface water body is the Harlem River, which is located approximately 750 feet to the east. Stormwater runoff in the area is discharged to a municipal sanitary/stormwater system located in the streets (Phase I Environmental Site Assessment, April 2008).
Unique Natural Features and Agricultural Lands		There are no unique natural features or agricultural lands near the project site. Therefore, the proposed project would have no impact.
Vegetation and Wildlife	1	The project site and its immediate surroundings are occupied by buildings, paved areas or vacant land which was formerly developed. Although Jackie Robinson Park, a relatively large open space, is located approximately one block to the west, the park does not contain any endangered species. There are no important plant or animal species which occupy the project site or the surrounding neighborhood. No significant effects would result from the proposed project.
Flood Disaster Protection Act [Flood Insurance]	1	The project site is not located within a Special Flood Hazard Area. (FEMA FIRM Panel No. 3604970083F); therefore, flood insurance is not required.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The project site is not located on a Coastal Barrier Resource.

Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The project site is not located proximate to an Airport Runway Clear Zone or Clear Zone.
<b>Other Factors</b>		
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<b>Other Factors</b>		

Comments:

**NAME:** Patrick Blanchfield

**Title/Agency:** Director, HPD-Env. Review

**Date:** 9/21/09

**END OF ENVIRONMENTAL ASSESSMENT CHECKLIST**