

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

November 10, 2009

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

Re: The Jericho Project
2701 Kingsbridge Terrace
2701 Kingsbridge Avenue
Bronx, Bronx County

Dear Mr. Blanchfield:

On April 9 and 12, 2009, the New York State Division of Housing and Community Renewal (DHCR), published a "Combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds". DHCR is the designated tax credit agency for the disbursement of funds in connection with the federal Tax Credit Assistance Program authorized under the American Recovery and Reinvestment Act". DHCR based this combined FONSI after compiling its "TCAP Programmatic Environmental Review Record" dated April 9, 2009. On June 17, 2009, DHCR received a notice of Authority to Use Grant Funds, which certifies that the requirements under 24 CFR Part 58 of HUD environmental review regulations had been satisfied.

DHCR has determined that the Environmental Review Record, prepared by the NYC Department of Housing Preservation and Development (HPD) on September 18, 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 September 18, 2009.

If you have any questions or concerns regarding this environmental clearance letter, please contact me at (518) 402-3392 or 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
Email address: dhcrinfo@dhcr.state.ny.us

Environmental Assessment
Site Specific Review

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

Certifying Officer: Barbara H. Wigzell, RA, DHCR

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

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

Project #: n/a

Project Sponsor: **The Jericho Project**

Project Name: **2701 Kingsbridge Terrace**

Project Site Address: 2701 Kingsbridge Terrace
Bronx

Project County: Bronx

Estimated project costs: \$19,261,784

Total TCAP Award: \$5,010,000

Project Sponsor Address: 245 West 29th Street Suite 902, NY, NY 10001

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

Date: 9/18/09

Project Name: The Jericho Project - 2701 Kingsbridge Terrace
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 construction of a new six-story apartment building (herein referred to as the "proposed project"). The proposed project would be built on three underutilized, vacant lots in the Kingsbridge neighborhood in the Bronx. The project site (Block 3256, Lots 1, 5 & 9) is located at 2701 Kingsbridge Terrace and is privately-owned by the sponsor, The Jericho Project. The proposed project would include approximately 76 units of low-income housing. All 76 units will be reserved for individual tenants earning up to 60% of AMI.

The proposed project will total approximately 43,699 square feet with a building footprint of approximately 7,217 square feet. One elevator will service the building. A green roof is proposed for the building and there will be a basketball court in the rear yard for use by the building's tenants. The basement will provide community space, social services space, a multi-purpose room, and managerial offices for the staff.

All 76 units will be studio apartments for low-income individuals earning up to 60% of AMI. Forty-six of these units (60%) will be reserved for homeless mentally disabled individuals referred by the Dept. of Homeless Services (DHS).

The total development cost for the project is estimated at \$19,261,784. In addition to TCAP, HPD intends to provide a total of \$10,640,000 in HOME funds from HUD towards the construction of 76 units for this project. The sponsor is applying for Low Income Housing Tax Credits (LIHTC) and is submitting a proposal to the Robin Hood Foundation for \$300,000. The sponsor is contributing \$375,000 of its own funding towards the project.

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, the project site would remain in its existing state. The vacant, unimproved condition of the site would remain and needed affordable housing would not be provided. The subject site would continue to be under-developed and low-income housing would be lacking. Under the no-action condition, the site would remain in unproductive use and affordable housing opportunities 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.)

The Kingsbridge Terrace project includes measures to mitigate potential impacts with respect to noise. The project sponsor, The Jericho Project, would be required to provide a minimum of 31 dBA of window-wall attenuation on the west facade along West Kingsbridge Road and 25 dBA of window-wall attenuation on the east facade along Kingsbridge Terrace in order to ensure an interior noise environment of 45 dBA (under closed-window conditions). In addition, an alternate means of ventilation would be provided in the habitable space of each studio apartment in the building. According to OCV Architects, the project's architect of record, the alternate means of ventilation will be provided by PTAC units with through-wall sleeves and architectural louvers at all living/sleeping rooms that front the affected facades.

The measures described above would be required through restrictions contained in the TCAP Written Agreement between HPD and the project sponsor, The Jericho Project.

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

Additional Studies Performed

- Phase I Environmental Site Assessment (Hillman Group - December 2007)
- CEQR EAS and Negative Declaration 10HPD009X
- NEPA Review for HOME funding - August 2009

List of Attachments:

Attached please find the following documents:

- Noise attenuation letter and plans from project Architect of Record - September 9, 2009
- Letter from NYC Landmarks Preservation Commission - March 10, 2009
- FEMA Flood Insurance Rate Map #3604970082F
- NYC Coastal Zone Boundary Map
- NYC Zoning Map #3C

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

- Hillman Group
- AKRF, Inc.
- NYC Landmarks Preservation Commission
- FEMA FIRM Maps
- NYC Coastal Zone Maps
- NYC OASIS
- NYC Department of City Planning
- NYC Department of Environmental Protection (DEP)

APPENDIX A
Statutory Checklist

Site Specific
[24CFR §58.5 and 58.6]

Project #: N/A
 Project Name: The Jericho Project - 2701 Kingsbridge Terrace
 Project Address: 2701 Kingsbridge Terrace, Bronx, NY
 Block 3256, Lots 1, 5 and 9
 Date: September 18, 2009

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

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

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

Factors	A	B	Determinations and Compliance Documentation
Historic Preservation [36 CFR 800]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The NYC Landmarks Preservation Commission was consulted. LPC determined that the proposed project would not adversely affect architectural or archaeological resources within the City (See attached letter from LPC dated 3/17/09)
Floodplain Management [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not located within a Special Flood Hazard Area (FEMA Map Number 3604970082F).
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is located in the Kingsbridge neighborhood of the Bronx and is not within an identified wetland. No impacts would result.
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 project is located in the Bronx and is not located above a Sole Source Aquifer. No impacts are anticipated.
Endangered Species Act [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is located in a developed, urban area of the Bronx in New York City. The proposed project involves new construction in an area previously disturbed and developed. 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 Bronx County. The proposed project would not result in significant impacts related to the Endangered Species Act. (http://www.fws.gov/northeast/nyfo/es/CountyLists/BronxDec2006.htm)
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 new building will utilize natural gas as the fuel type. The project does not contain a transportation component. No significant impacts on air quality would result. (CEQR EAS and Negative Declaration 10HPD009X)
Farmland Protection Policy Act [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project would 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.

<p>Environmental Justice [Executive Order 12898]</p>	<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 is not expected to facilitate development which would result in adverse environmental justice impacts.</p> <p>Although the project site is located in a neighborhood which is characterized as low-income and minority, the proposed project would not result in any unmitigated impacts. Measures regarding noise attenuation would be provided by the project sponsor, The Jericho Project.</p>
<p>Noise Abatement and Control [24 CFR 51 B]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project is not located within 1,000 feet of any major highway or 3,000 feet of a railroad, and is beyond the 65 dBA noise contour for LaGuardia and JFK International Airports.</p> <p>Noise measurements were taken by AKRF, Inc. Existing noise levels were measured for 20-minute periods during four weekday peak periods—AM (7:45 – 9:15 AM), midday (MD) (Noon – 1:30 PM), PM (4:45 – 6:15 PM), and late night (LN) (between 10:00 PM and 7:00 AM) on Tuesday, August 18, 2009 and Wednesday, August 19, 2009. One noise monitoring site was located on West Kingsbridge Road between Heath Avenue and Kingsbridge Terrace, and another was located on Kingsbridge Terrace between West Kingsbridge Road and West 229th Street. Measurements were on the sidewalk adjacent to the project site.</p> <p>At both noise monitoring sites, the dominant noise source was vehicular traffic noise on adjacent streets. Measured noise levels are moderate to relatively high and reflect the level of vehicular traffic activity on the adjacent streets. Based on the measured Leq values, the calculated Ldn value on West Kingsbridge Road would be 75.7 dBA and the calculated Ldn value on Kingsbridge Terrace would be 69.6 dBA. In terms of HUD criteria, the existing noise levels on West Kingsbridge Road would be in the “unacceptable” category and the existing noise levels on Kingsbridge Terrace would be in the “normally unacceptable” category.</p> <p>Based on the results of the noise readings, the project sponsor would be required to provide a minimum of 31 dBA of window-wall attenuation on the west facade along West Kingsbridge Road and 25 dBA of window-wall attenuation on the east facade along Kingsbridge Terrace in order to ensure an interior noise environment of 45 dBA (under closed-window conditions).</p> <p>In addition, an alternate means of ventilation would be provided in the habitable space of each studio apartment in the building. According to OCV Architects, the project’s architect of record, the alternate means of ventilation would be provided by PTAC units with through-wall sleeves and architectural louvers at all living/sleeping rooms that front the affected facades.</p> <p>Window-wall attenuation measures would be required through restrictions contained in the TCAP Written Agreement between HPD and the project sponsor, Jericho Project.</p> <p>With these measures, the building will provide sufficient attenuation to achieve HUD interior noise guidelines. As described above, the proposed project would also include an outdoor basketball court along West Kingsbridge Road. The proposed basketball court would not require attenuation from street noise because it is an active recreation use and low noise levels are not integral to its function.</p> <p>Because the project site is in an “unacceptable” and “normally unacceptable” noise zone, an Environmental Clearance from the Certifying Officer has been provided for project approval (in accordance with 24 CFR §51.104 (b) (1) (iii)).</p> <p>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 (Noise attenuation letter from project architect dated 9/9/09; CEQR EAS and Negative Declaration 10HPD009X).</p>

Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Phase I ESA Report prepared for the project site (Hillman Group, LLC, December 5, 2007) revealed that there are no recognized environmental conditions (RECs) associated with the subject site. No impacts related to hazardous materials would occur on the project site and no further action is required</p> <p>The project site is currently vacant and therefore, lead-based paint (LBP), asbestos containing materials (ACM) and mold are not present. Historical uses do not indicate the presence of hazardous materials on the site. According to the EPA's Map of Radon Zones, Bronx County is considered to have low potential (it has a predicted average indoor radon screening level less than 2 pCi/L). Therefore, radon exposure is not anticipated (see Phase I ESA – Hillman Group, LLC, December 2007). (http://www.epa.gov/radon/zonemap/newyork.htm).</p>
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A visual survey of the surrounding area revealed that there are no exterior above-ground storage tanks within 1,000 of the project sites with a direct line of sight to the proposed project. In addition, the exterior above-ground storage of explosives or hazardous materials within New York City is subject to New York City Fire Department (FDNY) permitting which requires appropriate blast and thermal protection materials around the storage tank to protect adjacent properties. No impacts would result. (See Phase 1 ESA – Hillman Group, LLC, December 2007)</p>
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project is not located within 1 mile of an airport clear zone or accident potential zone. No impacts would result.</p>

NOTES:

Aaron Werner, Environmental Planner, HPD
Preparer

9/18/09
Date

END OF STATUTORY CHECKLIST

APPENDIX B
Environmental Assessment Checklist
Site Specific

Project #: **n/a**
 Project Name: **The Jericho Project - 2701 Kingsbridge Terrace**
 Project Address: 2701 Kingsbridge Terrace, Bronx, NY
 Block 3256, Lots 1, 5 and 9
 Date: September 18, 2009

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

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

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The project site is currently zoned R6 and the proposed project would be in compliance with zoning. No impacts related to zoning are anticipated as a result of the proposed project (See Zoning Map 3d attached.)
Compatibility and Urban Impact	2	The proposed project would result in the construction of a new six-story residential building on the project site. The project site is located in the Kingsbridge neighborhood of the Bronx and would be consistent with surrounding land uses and prevailing urban design conditions in the area. No impacts would result.
Slope	1	The proposed project would not alter the slope of the surrounding area. No impacts would result.
Erosion	1	The project is located in densely developed urban area of the Bronx. It would not result in significant effects related to soil erosion.
Soil Suitability	1	The soil on the project site is classified as "urban land" and is suitable for redevelopment. (See Phase 1 ESA – Hillman Group, LLC, December 2007)
Hazards and Nuisances including Site Safety	1	The construction effects associated with the proposed project 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. The proposed project would not result in any hazards and nuisances.
Energy Consumption	1	The proposed project would utilize the existing power utilities in the area and would not consume a significant amount of energy. Con Edison will service this site with electrical power and natural gas.
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	1	The project would not contribute to community noise levels as it would not result in significant levels of traffic (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	<p>The proposed project would not generate significant levels of traffic, therefore no exceedances of the National Ambient Air Quality Standard (NAAQS) associated with carbon monoxide (CO) or particulate matter (PM) would result.</p> <p>The primary stationary source of air pollutants associated with the proposed project would be emissions from the combustion of natural gas by the heating system boilers. The primary pollutant of concern when burning natural gas is nitrogen dioxide (NO₂). The screening methodology in the CEQR Technical Manual was utilized for the analysis, with the size of the proposed building (43,905 sf) and the use of natural gas. The nearest building of a similar or greater height was a distance of 60 feet from the proposed 60 foot tall project building. Because the project development size would be below the maximum permitted size derived from Figure 3Q-9 of the CEQR Technical Manual, it was determined that the proposed project would not result in any significant stationary source air quality impacts from the combustion of natural gas at a distance of 60 feet.</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 (CEQR EAS and Negative Declaration 10HPD009X).</p>
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	The proposed project involves the new construction of a six-story residential building in the Kingsbridge neighborhood of the Bronx. 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 surrounding uses. (CEQR EAS and Negative Declaration 10HPD009X).
Socioeconomic		
Demographic Character Changes	1	There is no impact anticipated to demographic character changes due to the proposed project. The project is expected to provide safe, affordable housing for a population similar to the population which currently resides in area.
Displacement	1	The project site is currently vacant; therefore, no displacement would occur.
Employment and Income Patterns	1	The proposed project would result in additional jobs associated with construction of the new building on the project site. Once constructed, the buildings would require maintenance personnel and supportive service staff (approximately 18 employees). The project would not result in a demographic change or a substantial effect on income patterns.
Community Facilities and Services		
Educational Facilities	1	The proposed project would not place a significant demand on public schools operated or chartered by the New York City Department of Education (DOE). The proposed project would not introduce more than 50 school-age children, as the building would consist of studio apartments solely for individual tenants. (CEQR EAS and Negative Declaration 10HPD009X).
Commercial Facilities	2	Many locally-owned businesses are located on Jerome Avenue and West Kingsbridge Road within close proximity to the proposed project. New residents resulting from the project are likely to make use of these businesses. No impacts would result related to commercial facilities.
Health Care	1	The project would not place a significant demand on outpatient healthcare facilities. Health care facilities in the Bronx are easily accessible by public transportation and would not be significantly impacted by the proposed project. (CEQR EAS and Negative Declaration 10HPD009X)
Social Services	1	Social services in the area of the proposed project are provided by a range of New York City agencies. In addition, the proposed project would provide on-site social services for the 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 (CEQR EAS and Negative Declaration 10HPD009X).
Waste Water	1	Waste water would be handled by the New York City Department of Environmental Protection (DEP). The proposed project would

		result in new residential development which would not result in significant or unusual demand for sewage disposal or treatment (CEQR EAS and Negative Declaration 10HPD009X).
Storm Water	1	New York City's storm water management system is handled by DEP. In addition, the project sites are less than one acre in size and therefore, a SPDES permit would not be required. No impacts related to storm water would result from the proposed project (CEQR EAS and Negative Declaration 10HPD009X).
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 system is provided by DEP (CEQR EAS and Negative Declaration 10HPD009X).
Public Safety - Police	1	No impacts to police services would result from the proposed project. Police protection services are provided by the New York City Police Department (NYPD). (CEQR EAS and Negative Declaration 10HPD009X).
- Fire	1	No impacts to fire services would result from the proposed project. Fire protection services are provided by the New York City Fire Department (FDNY). (CEQR EAS and Negative Declaration 10HPD009X).
- Emergency Medical	1	The project would not place a significant demand on emergency medical facilities. Hospitals in the Bronx are easily accessible by public transportation and would not be significantly impacted by the proposed project. (CEQR EAS and Negative Declaration 10HPD009X).
- Open Space	1	The proposed project would not directly affect any open space resources. It would introduce a total of approximately 76 residents and 18 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. In addition, the proposed project would provide recreation space for the building residents in the form of an outdoor basketball court along West Kingsbridge Road. Consequently, the proposed project would have no potential for significant adverse open space impacts (CEQR EAS and Negative Declaration 10HPD009X).
- Recreation	1	The proposed project would not result in impacts to recreation. It would introduce a total of approximately 76 residents and 18 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. In addition, the proposed project would provide recreation space for the building residents in the form of an outdoor basketball court along West Kingsbridge Road. Consequently, the proposed project would have no potential for significant adverse open space impacts (CEQR EAS and Negative Declaration

		10HPD009X).
- Cultural Facilities	1	The 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. Examples of cultural facilities available to residents of the Bronx include the Bronx Botanical Gardens, the Bronx Zoo as well as Fordham University.
- Transportation	1	<p>The project site is readily accessible by subway and bus. The project site is located approximately a ½ mile west of the Kingsbridge Road station on the 4 subway line. The Bx9 bus travels east-west along Kingsbridge Road immediately south of the project site. The Bx3 and BxM3 buses travel north-south on Sedgwick Avenue, one block east of the site.</p> <p>The proposed 76 dwelling unit residential development would be below the CEQR threshold of 100 dwelling units, requiring an analysis of trip generation. The project would not result in an increase of more than 200 peak hour bus, rail, or pedestrian trips, and therefore, no significant adverse impacts to subway and local bus services and pedestrian facilities in the surrounding area are expected (CEQR EAS and Negative Declaration 10HPD009X).</p>
Natural Features		
Water Resources	1	The proposed project would not result in a significant effect on water resources, including groundwater. The project site is not located above a sole source aquifer
Surface Water	1	The proposed project would not result in a significant effect on water resources, including groundwater and surface water.
Unique Natural Features and Agricultural Lands	1	There are no unique natural features or agricultural lands near the project sites. Therefore, the proposed project would have no impact.
Vegetation and Wildlife	1	<p>The proposed project is located in a developed, urban area in the Bronx, New York. The proposed project is not located immediately adjacent to the East River, the habitat for the short-nosed sturgeon, the only listed endangered species for Bronx County.</p> <p>(http://www.fws.gov/northeast/nyfo/es/CountyLists/BronxDec2006.htm)</p>
Flood Disaster Protection Act [Flood Insurance]	1	The project is not located within a Special Flood Hazard area; therefore, no flood insurance is required. See attached FEMA map #360497082F.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act	1	The project is not located on a Coastal Barrier Resource.

[§58.6(c)]		
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The proposed project is not located within 1 mile of an airport clear zone. No impacts are anticipated.
Other Factors		
Other Factors		
Other Factors		

Comments:

Aaron Werner, Environmental Planner, HPD
Preparer

9/18/09
Date

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST