

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

December 24, 2009

SENT VIA ELECTRONIC & U.S. MAIL

Mr. Fredrick Zolna, Director of Development
Christopher Community
990 James Street
Syracuse, NY 13203

Re: SHARS Number: 20096078
Westside House Phase II
15 Scattered sites in the Near Westside Neighborhood
City of Syracuse
Onondaga County

Dear Mr. Zolna:

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 prepared the 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, dated December 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 the New York State Environmental Quality Review Act (SEQRA), accepts the Type II determination of The New York State Housing Trust Fund Corporation (HTFC), dated December 21, 2009.

If you have any questions or concerns regarding this environmental clearance letter, please contact me at (518) 402-3392 or bwigzell@nysdhcr.gov.

Sincerely,

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

Cc: Cathy Frangella, TCAP Program Manager
Lois Holden, HTFC Project Manager
Wayne Petterson, DHCR Program Management

Web Site: www.nysdhcr.gov
Email address: dhcrinfo@nysdhcr.gov

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 #: 20096078

Project Sponsor: **Christopher Community**

Project Name: **Westside House Phase II**

Project Site Address: 15 Scattered sites within the Near Westside Neighborhood
See attached address list
City of Syracuse

Project County: Onondaga County

Estimated project costs: \$5,522,427

Total TCAP Award: \$1,592,427

Project Sponsor Address: 1654 W. Onondaga Street
Syracuse, NY 13204

Primary Contact's Name: Mr. Fred Zolna

E-Mail address: fzolna@christopher-community.org

Telephone Number: 315-362-7637 x 637

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 DHCR 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: Mary Binder
Title/Agency: Environmental Analyst
DHCR

Date: December 21, 2009

Project Name: Westside House Phase II
Project #: 20096078

Environmental Assessment
Site Specific Review

Project Description:

Christopher Community, Inc. proposes a combination of new construction of 14 buildings and rehabilitation of one duplex on individual lots in the Near Westside neighborhood in the City of Syracuse, Onondaga County. The new construction will provide 11 single-family and 3 duplex homes. At completion, 20 affordable family units will be created. Initially there were 17 lots that had new lot lines drawn to create 15 total lots. Existing buildings located at 629 and 645 Gifford Street will be demolished. An existing garage at 109 Sabine Street will be demolished, but the existing duplex will undergo a gut rehabilitation. The design and construction of the project will follow the NYS Division of Housing and Community Renewal's guidelines for the "Green Energy Efficiency Building Initiative." Public water and sewer are available at the sites. No public playgrounds will be developed. Site work will include clearing, grading and excavation, construction of driveways, parking areas and sidewalks, finish grading and landscaping.

Summary of Findings and Conclusions

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

No Action: If no action were taken, the existing sites would remain unused and vacant and the benefits to low and moderate income households who need safe and decent affordable housing, would be lost. Through inaction, New York State will lose an opportunity to preserve an affordable housing project and provide construction and related jobs in a time of economic uncertainty.

Action: Refer to project description above.

The scattered site new construction will not cause any significant, adverse environmental impacts.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

TOXIC OR HAZARDOUS SUBSTANCES

Phase I Environmental Assessment (ESA), prepared by Beardsley Design Associates for each of the sites is dated October 15, 2009 and reported the following REC's:

- Presence of a 55 gallon drum and AST located at 109 Sabine Street: A proposal by AAA Fabrizio Enterprises, Inc. dated November 19, 2009 was received that will provide for the removal of the 55 gallon drum and the AST located in the basement of the building at 109 Sabina. A final closure report with waste manifests must be submitted to the EAU prior to permanent loan closing. Should soil contamination have occurred in this area, proper closure of the spill must occur.
- Former residents at the sites: Care must be taken during excavation at 539-541, 627, 641 and 643 Gifford Street and 230, 234 and 236 Merriman Ave due to the possibility of unearthing C & D materials from former buildings within fill material at these sites.
- Miscellaneous debris and containers: A letter dated December 17, 2009 from Christopher Community was received stating that the trash and miscellaneous building supplies on the interior of the buildings and throughout the yards of the subject properties will be removed and disposed according to local, state and federal regulations prior to site disturbance. The letter also stated that the empty and partially filled containers of paint, roofing tar, petroleum and cleaning products will also be removed and disposed correctly.

The following areas of environmental risks were also identified by the report:

- Asbestos-Containing Materials:
 - o Existing buildings located at 629 and 645 Gifford Street will be demolished. An existing garage at 109 Sabine Street will be demolished, but the existing duplex at this location will undergo gut rehabilitation. A Pre-Demolition Asbestos Survey Report, prepared by East Environmental Group on October 30, 2009, documents ACM within each

Environmental Assessment

Site Specific Review

Page 2 of 2

structure. An Asbestos Abatement Plan was prepared by Environmental Compliance Management Corp. for each structure stating that all ACM will be removed prior to demolition.

o At the conclusion of the project, evidence of proper ACM removal and disposal must be submitted to HTFC.

This must include a report that summarizes the final testing/clearance for the entire project with waste manifests attached. A qualified third-party must complete the final testing/clearance and submit this report. All ACM must be removed and disposed according to NYS Department of Labor Part 56 requirements, and all other applicable federal, state, and local regulations.

- **Lead-Based Paint:** Existing buildings located at 629 and 645 Gifford Street will be demolished. An existing garage at 109 Sabine Street will be demolished, but the existing duplex at this location will undergo gut rehabilitation.

Soil samples taken for lead at 629 and 645 Gifford Street revealed elevated levels. Results from 109 Sabine Street document that soils at this site are not elevated. Written Lead Compliance Plans prepared by Ecospect include a demarcation barrier be placed in all areas where soil remediation is required at 629 and 645 Gifford. The demarcation barrier must be covered with certified clean fill imported from off-site. An operation and maintenance plan is required if this method is utilized. The sponsor will determine prior to demolition whether to utilize the demarcation barrier or remove all lead contaminated soil and conduct endpoint samples. The need for a demarcation barrier in this case is not relevant since all lead contaminated soil would be removed.

A Lead Survey Report was prepared by Environmental Compliance Management Corp. on December 7, 2009 for the existing structures. The written compliance plan outlines two approaches to be taken for the demolition of the structures: selective removal of the lead based paint components followed by typical demolition of the remainder of the building or general demolition to occur with care taken to utilize a wetting technique for the entire structure during demolition. The sponsor will decide which method to use at the time of demolition.

Evidence of proper LBP removal and disposal must be submitted to HTFC, which includes keeping unprotected workers out of the lead abatement work area until interim clearance can be provided. This must include a report that summarizes the final testing/clearance for the entire project, including soil remediation, with waste manifests attached. A qualified third-party must complete the final testing/clearance and submit this report to HTFC.

- **Radon:** The project site is located in an area with the potential for radon levels to exceed the U.S. Environmental Protection Agency (EPA) action level. A "passive" soil depressurization system has been incorporated into each building design in accordance with EPA "Model Standards and Techniques for Control of Radon in New Residential Buildings", EPA 402-R-94-009, March 1994. Radon testing will be conducted when the buildings are complete, prior to occupancy, with test results forwarded to HTFC. A third-party air-monitoring contractor must complete the final testing/clearance with certified results by an authorized testing laboratory. The third party must submit a report summarizing the final testing/clearance for the entire project. If radon testing indicates that the radon level (in any buildings) exceeds the EPA action level of 4 pCi/L, an active fan, complete with alarm system, will be installed and re-tested (in the building) prior to occupancy to determine that radon levels are being maintained below recommended limits.

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

List of Additional Studies Performed, Attachments, Sources, Agencies and Persons Consulted [40 CFR 1508.9(b):

EPA Map of Radon Zones for New York State

NYS Office of Parks, Recreation and Historic Preservation

NYS DEC Coastal Erosion Hazard Map

USFWS Coastal Barrier Resources System

A Phase I Environmental Site Assessment prepared by Beardsley Design Associates, October 15, 2009

Above Ground Storage Tank Survey by Beardsley Design Associates on December 4, 2009

Pre-Demolition Asbestos Survey Report by East Environmental Group on October 30, 2009

Asbestos Abatement Plans by Environmental Compliance Management Corp.

Lead-Based Paint Survey Report by Environmental Compliance Management Corp. on December 7, 2009

Written Compliance Plans (LBP) prepared by Ecospect

APPENDIX A
Statutory Checklist

Site Specific

[24CFR §58.5 and 58.6]

Project #: **20096078**
 Project Name: **Westside House Phase II**
 Project Address: 15 Scattered sites within the Near Westside Neighborhood
 see attached list for exact addresses
 City of Syracuse
 Ononadaga County
 Date: December 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
Historic Preservation [36 CFR 800]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project has been reviewed in accordance with Section 106 of the National Historic Preservation Act of 1966. A letter from the NYS Office of Parks, Recreation and Historic Preservation, dated January 27, 2009 indicates that the proposed construction and rehabilitation will have "No Effect" on cultural or historic resources. All lots have been prior disturbed, therefore a Tribal Historic Preservation review is not required.
Floodplain Management [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None of the project sites are located in a Special Flood Hazard Area, according to the FIRM Map Panel Number 3605950004E dated 5/15/86.
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urban lots that are prior disturbed are not required to be reviewed for consistency with Executive Order 11990.
Coastal Zone Management Act [Sections 307(c),(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to the New York State Coastal Atlas, the sites are not located in a coastal zone.
Sole Source Aquifers [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urban lots that are prior disturbed are not required to be reviewed for consistency with 40 CFR 149.
Endangered Species Act [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urban lots that are prior disturbed are not required to be reviewed for consistency with 50 CFR 402.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project sites are not located near a Wild and Scenic Recreational River.
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Onondaga County is not located in a nonattainment area for 8-Hr Ozone. Since the project is for residential use there will be no significant increase on traffic.
Farmland Protection Policy Act [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project activities will not cause disturbance of Prime, Unique or Statewide Important Farmland, therefore the project is not required to comply with the Farmland Protection Policy Act at 7 CFR Part 658.
Environmental Justice [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project sites will facilitate the creation of affordable housing units. Measures and recommendations to mitigate negative impacts to neighborhoods characterized as low-income and minority will be implemented in accordance with Executive Order 12898.
Noise Abatement and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The sites are near an active Conrail railroad tracks, the Hancock International

Control [24 CFR 51 B]		<p>Airport and IH 690 and IH 81. The sites are outside the DNL contour intervals of the airport. HTFC, after conducting a noise calculation, determined that a combined DNL of 64 dB is acceptable.</p>
Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	<input type="checkbox"/> <input checked="" type="checkbox"/>	<p>A Phase I Environmental Assessment (ESA), prepared by Beardsley Design Associates for each of the sites is dated October 15, 2009 and reported the following REC's:</p> <ul style="list-style-type: none"> • Presence of a 55 gallon drum and AST located at 109 Sabina Street: A proposal by AAA dated November 19, 2009 was received that will provide for the removal of the 55 gallon drum and the AST located in the basement of the building at 109 Sabina. A final closure report with waste manifests, must be submitted to the EAU prior to permanent loan closing. Should soil contamination have occurred in this area, proper closure of the spill must occur. • Former residents at the sites: Care must be taken during excavation at 539-541, 627, 641 and 643 Gifford Street and 230, 234 and 236 Merriman Ave due to the possibility of unearthing C & D materials from former buildings within fill material at these sites. • Miscellaneous debris and containers: A letter dated December 17, 2009 from Christopher Community was received stating that the trash and miscellaneous building supplies on the interior of the buildings and throughout the yards of the subject properties will be removed and disposed according to local, state and federal regulations prior to site disturbance. The letter also stated that the empty and partially filled containers of paint, roofing tar, petroleum and cleaning products will also be removed and disposed correctly. <p>The following areas of environmental risks were also identified by the report:</p> <ul style="list-style-type: none"> • Asbestos-Containing Materials: Existing buildings located at 629 and 645 Gifford Street will be demolished. An existing garage at 109 Sabine Street will be demolished, but the existing duplex at this location will undergo a gut rehabilitation. A Pre-Demolition Asbestos Survey Report, prepared by East Environmental Group on October 30, 2009, documents ACM within each structure. An Asbestos Abatement Plan was prepared by Environmental Compliance Management Corp. for each structure stating that all ACM will be removed prior to demolition. At the conclusion of the project, evidence of proper ACM removal and disposal must be submitted to HTFC. This must include a report that summarizes the final testing/clearance for the entire project with waste manifests attached. A qualified third-party must complete the final testing/clearance and submit this report. All ACM must be removed and disposed according to NYS Department of Labor Part 56 requirements, and all other applicable federal, state, and local regulations. • Lead-Based Paint: Existing buildings located at 629 and 645 Gifford Street will be demolished. An existing garage at 109 Sabine Street will be demolished, but the existing duplex at this location will undergo a gut rehabilitation. Soil samples taken for lead at 629 and 645 Gifford Street revealed elevated levels. Results from 109 Sabine Street document that soils at this site are not elevated. Written Lead Compliance Plans prepared by Ecospect include a demarcation barrier be placed in all areas where soil remediation is required at 629 and 645 Gifford. The demarcation barrier must be covered with certified clean fill imported from off-site. An operation and maintenance plan is required if this method is utilized. The sponsor will determine prior to demolition whether to utilize the demarcation barrier or remove all lead contaminated soil and conduct endpoint samples. The need for a demarcation barrier in this case is not relivent since all lead contaminated soil would be removed. A Lead Survey Report was prepared by Environmental Compliance Management Corp. on December 7, 2009 for the existing structures. The written compliance plan outlines two approaches to be taken for the demolition of the structures: selective removal of the lead based paint components followed by typical demolition of the remainder of the building or general demolition to occur with care taken to utilize a wetting technique for the entire structure during demolition. The sponsor will decide which method to use at the time of demolition. Evidence of proper LBP removal and disposal must be submitted to HTFC, which includes keeping unprotected workers out of the lead abatement work area until interim clearance can be provided. This must include a report that summarizes the final testing/clearance for the entire project, including soil remediation, with waste manifests attached. A qualified third-party must complete the final testing/clearance and submit this report to HTFC. • Radon: The project site is located in an area with the potential for radon levels

			to exceed the U.S. Environmental Protection Agency (EPA) action level. A "passive" soil depressurization system has been incorporated into each building design in accordance with EPA "Model Standards and Techniques for Control of Radon in New Residential Buildings", EPA 402-R-94-009, March 1994. Radon testing will be conducted when the buildings are complete, prior to occupancy, with test results forwarded to HTFC. A third-party air-monitoring contractor must complete the final testing/clearance with certified results by an authorized testing laboratory. The third party must submit a report summarizing the final testing/clearance for the entire project. If radon testing indicates that the radon level (in any buildings) exceeds the EPA action level of 4 pCi/L, an active fan, complete with alarm system, will be installed and re-tested (in the building) prior to occupancy to determine that radon levels are being maintained below recommended limits.
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An Above Ground Storage Tank Assessment prepared by Bearsley Design Associates on December 4, 2009 documents that there are no above-ground storage tanks within the limiting distances from the project sites.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The subject properties are located near the Hancock International Airport, a designated airport, but they are not located in the clear zone.

NOTES:

Mary Binder

Preparer

December 21, 2009

Date

APPENDIX B
Environmental Assessment Checklist
Site Specific

SHARS #: **20096078**
 Project Name: **Westside House-Phase II**
 Project Address: 15 Scattered sites within the Near Westside Neighborhood
 City of Syracuse
 Onondaga County
 Date: December 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.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The site is zoned R-1, single-family residential
Compatibility and Urban Impact	1	The proposed project is compatible with the scale of development in the existing residential area.
Slope	1	The project sites are vacant lots or contain an existing building to be rehabilitated where existing slopes are flat. The site is located in an MS4 and will comply with the SDPES requirements.
Erosion	1	The site is located in an MS4 and will comply with the SPDES requirements.
Soil Suitability	1	The project sites are located on vacant urban lots that were prior disturbed.
Hazards and Nuisances including Site Safety	4	A Phase I Environmental Assessment (ESA), prepared by Beardsley Design Associates for each of the sites is dated October 15, 2009 and reported the following REC's: <ul style="list-style-type: none"> • Presence of a 55 gallon drum and AST located at 109 Sabina Street: A proposal by AAA dated November 19, 2009 was received that will provide for the removal of the 55 gallon drum and the AST located in the basement of the building at 109 Sabina. A final closure report with waste manifests, must be submitted to the EAU prior to permanent loan closing. Should soil contamination have occurred in this area, proper closure of the spill must occur.

	<ul style="list-style-type: none"> • Former residents at the sites: Care must be taken during excavation at 539-541, 627, 641 and 643 Gifford Street and 230, 234 and 236 Merriman Ave due to the possibility of unearthing C & D materials from former buildings within fill material at these sites. • Miscellaneous debris and containers: A letter dated December 17, 2009 from Christopher Community was received stating that the trash and miscellaneous building supplies on the interior of the buildings and throughout the yards of the subject properties will be removed and disposed according to local, state and federal regulations prior to site disturbance. The letter also stated that the empty and partially filled containers of paint, roofing tar, petroleum and cleaning products will also be removed and disposed correctly. <p>The following areas of environmental risks were also identified by the report:</p> <ul style="list-style-type: none"> • Asbestos-Containing Materials: Existing buildings located at 629 and 645 Gifford Street will be demolished. An existing garage at 109 Sabine Street will be demolished, but the existing duplex at this location will undergo a gut rehabilitation. A Pre-Demolition Asbestos Survey Report, prepared by East Environmental Group on October 30, 2009, documents ACM within each structure. An Asbestos Abatement Plan was prepared by Environmental Compliance Management Corp. for each structure stating that all ACM will be removed prior to demolition. At the conclusion of the project, evidence of proper ACM removal and disposal must be submitted to HTFC. This must include a report that summarizes the final testing/clearance for the entire project with waste manifests attached. A qualified third-party must complete the final testing/clearance and submit this report. All ACM must be removed and disposed according to NYS Department of Labor Part 56 requirements, and all other applicable federal, state, and local regulations. • Lead-Based Paint: Existing buildings located at 629 and 645 Gifford Street will be demolished. An existing garage at 109 Sabine Street will be demolished, but the existing duplex at this location will undergo a gut rehabilitation. <p>Soil samples taken for lead at 629 and 645 Gifford Street revealed elevated levels. Results from 109 Sabine Street document that soils at this site are not elevated. Written Lead Compliance Plans prepared by Ecospect include a demarcation barrier be placed in all areas where soil remediation is required at 629 and 645 Gifford. The demarcation barrier must be covered with certified clean fill imported from off-site. An operation and maintenance plan is required if this method is utilized. The sponsor will determine prior to demolition whether to utilize the demarcation barrier or remove all lead contaminated soil and conduct endpoint samples. The need for a demarcation barrier in this case is not relivent since all lead contaminated soil would be removed.</p> <p>A Lead Survey Report was prepared by Environmental Compliance Management Corp. on December 7, 2009 for the existing structures. The written compliancne plan outlines two approaches to be taken for the demolition of the structures: selective removal of the lead based paint components followed by typical demolition of the remainder of the building or general demolition to occur with care taken to utilize a wetting technique for the entire structure during demolition. The sponsor will decide which method to use at the time of demolition. Evidence of proper LBP removal and disposal must be submitted to HTFC, which includes keeping unprotected workers out of the lead abatement work area until interim clearance can be provided. This must include a report that summarizes the final testing/clearance for the entire project, including soil remediation, with waste manifests attached. A qualified third-party must complete the final testing/clearance and submit this report to HTFC.</p> <ul style="list-style-type: none"> • Radon: The project site is located in an area with the potential for radon levels to exceed the U.S. Environmental Protection Agency (EPA) action level. A "passive" soil depressurization system has been incorporated into each building design in accordance with EPA "Model Standards and Techniques for Control of Radon in New Residential Buildings", EPA 402-
--	--

		R-94-009, March 1994. Radon testing will be conducted when the buildings are complete, prior to occupancy, with test results forwarded to HTFC. A third-party air-monitoring contractor must complete the final testing/clearance with certified results by an authorized testing laboratory. The third party must submit a report summarizing the final testing/clearance for the entire project. If radon testing indicates that the radon level (in any buildings) exceeds the EPA action level of 4 pCi/L, an active fan, complete with alarm system, will be installed and re-tested (in the building) prior to occupancy to determine that radon levels are being maintained below recommended limits.
Energy Consumption	2	The rehabilitation will comply with NYS Energy Code requirements. The design and construction of the project will follow the NYS Division of Housing and Community Renewal's guidelines for the "Energy Efficiency and Green Building Initiative."
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	1	The sites are within the limiting distance from the Hancock International Airport, but is outside the DNL contour intervals.
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	Onondaga County is not located in a nonattainment area for 8-Hr Ozone. Since the project is for residential use there will be no significant increase on traffic.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	The redevelopment will provide a benefit by improving visual quality, use and scale in the surrounding neighborhood by rehabilitating and reducing the unit count on an outdated and delapidated apartment complex.
Socioeconomic		
Demographic Character Changes	1	The project will not alter the demographic character of the area. The inhabitants of the proposed projects would have similar demographic characteristics as the population residing in the surrounding neighborhood.
Displacement	1	The sites are currently vacant and there will be no displacement of residences.
Employment and Income Patterns	2	Upon the completion of the project, minor changes to employment and income patterns may result. Short term employment will be created during construction.
Community Facilities and Services		
Educational Facilities	1	The project may slightly increase demand on public schools operated or chartered in the City of Syracuse, however the minor increase can be handled by the City school system.
Commercial Facilities	2	Project residents will frequent retail establishments in the neighborhood.

Health Care	1	The project sites may slightly increase the demand on health care facilities.
Social Services	1	The project sites will not place a significant demand on social services.
Solid Waste	1	The project sites may slightly increase the amount of solid waste. The project sites are served by a private waste hauler.
Waste Water	1	The project sites are served by municipal sewer where demand will slightly increase.
Storm Water	1	The project sites are within an MS4 jurisdictions and will be required to comply with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Municipal Separate Storm Water Systems (GP-0-08-002), which includes preparation of a Stormwater Pollution Prevention Plan (SWPPP).
Water Supply	1	The site is served by municipal water, were demand will slightly increase.
Public Safety - Police	1	The project sites will have a slightly increased demand on police services. Local police departments will continue to provide police protection service.
- Fire	1	The project sites will have a slightly increase demand on fire services due and local fire departments will continue to provide police protection service.
- Emergency Medical	1	The project sites will have a slight increase on emergency medical services.
- Open Space	1	The project sites are not expected to place a significant demand on open space resources.
- Recreation	1	The projects are not expected to place a significant demand on recreation resources in the area. The sites at 435 and 437 Seymore contain picnic tables and 108/110 Merriman have walking paths both of which the uses will not be restricted to the tenants.
- Cultural Facilities	1	The project sites will not result in impacts to cultural facilities. The Rochester area contains many world-class institutions, including museums, galleries, theaters and other facilities which are easily accessible by mass transit.
- Transportation	1	The project sites are not expected to generate significant levels of traffic. The project has easy access to mass transit.
Natural Features		
Water Resources	1	There are stream, lakes, ponds or wetland areas within or contiguous to the project sites.
Surface Water	1	The project sites would not result in a significant effect on surface waters, as there are none located within or contiguous to the project area.

Unique Natural Features and Agricultural Lands	1	There will be no impacts to unique natural features or agricultural lands since the project sites are located on urban, prior developed lots.
Vegetation and Wildlife	1	All areas were prior disturbed. There are no concerns for endangered species on these sites.
Flood Disaster Protection Act [Flood Insurance]	1	None of the project sites are located in a Special Flood Hazard Area, according to the FIRM Map Panel Number 3605950004E dated 5/15/86.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The project sites are not located within the Coastal Barrier.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The project sites are located near the Hancock International Airport, a designated airport, but they are not located in the clear zone.
Other Factors		The project has been provided a Type II designation in accordance with 6 NYCRR 617.5 (c) (2) and (9) by the HTFC SEQR Officer on December 21, 2009.
Other Factors		
Other Factors		

Comments:

Mary Binder

Preparer

December 21, 2009

Date

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST