

David A. Paterson
Governor



Brian E. Lawlor
Acting Commissioner

New York State Division of Housing and Community Renewal

Hampton Plaza
38-40 State Street
Albany, NY 12207

April 7, 2010

Redacted

Re: TCAP Environmental Review for YWCA of White Plains, SHARS # 20086033

Dear Redacted

Thank you for your comments regarding the environmental review of the above-referenced project. The New York State Division of Housing and Community Renewal (DHCR) seriously considers all comments and appreciates your input.

DHCR awarded Tax Credit Assistance Program ("TCAP") funding to this project on August 6, 2009. DHCR conducted the environmental review of the project and, as you are aware, posted the relevant documents on DHCR's Website at http://nysdhcr.gov/general/ARRA/YWCAofWhitePlains_20086033.pdf.

DHCR's TCAP environmental review did not include a review of environmental impacts from the prior roof project, which we understand commenced in 2007 and was completed prior to the award of TCAP funding. DHCR was not involved in the funding of the roof project and, because that project work had already been concluded, DHCR could not have included that work in its environmental review.

As an initial matter, DHCR's understanding is that you are no longer a resident at the YWCA and have not been for some time. DHCR appreciates your continued interest in the quality of a DHCR-funded project. However, given that you no longer reside at the facility, we are unsure of your direct experience with current tenant protection measures, building conditions or project work being conducted.

Notwithstanding, after receiving your comments, we reconfirmed with the YWCA and our own staff that the project work is proceeding as proposed to properly protect tenants. The primary protection is that rehabilitation work only occurs on one unoccupied wing of the residence at a time. This prevents tenant contact with potentially harmful conditions. All necessary tenant relocations are in accordance with YWCA's Tenant Relocation Plan dated February 2008.

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TCAP Comment Response
YWCA of White Plains, SHARS #20086033
Page 2 of 3

DHCR recognizes that temporary tenant relocation is extremely inconvenient for tenants. However, this temporary displacement will allow for necessary upgrades and safety improvements that will benefit the project, and its tenants, for years to come, while also protecting tenants during the rehabilitation.

As a pre-requisite of funding, DHCR requires all project sponsors to conduct surveys to determine the presence and location of possible contaminants. If the surveys reveal contamination, DHCR requires the preparation of removal and disposal plans that comply with relevant federal, state and local laws. At the conclusion of the project, DHCR requires submission of follow-up reports by independent third-party clearance inspectors, to ensure project compliance throughout the course of project work.

DHCR's environmental review of the TCAP funded YWCA of Westchester project included the review of several surveys, as described in the documents on our Website. The surveys revealed the presence of lead based paint (LBP), asbestos-containing materials (ACM) and mold in several areas of the building. As a result, removal and disposal plans were prepared and submitted and are being implemented during the course of the work. These procedures ensure proper removal and disposal of contaminants in a manner that prevents individual exposure to the materials. At the close of the project, the YWCA project team will submit clearance reports to DHCR to demonstrate proper removal of the contaminants.

We hope this response answers your questions. A copy of your comment topics and DHCR's Responses, without reference to your identity, will be posted on DHCR's Webpage.

Sincerely,

Barbara H. Wigzell, RA
Director, Environmental Analysis Unit

Cc: Vincent Hom, Director
Community Planning and Development
HUD NY State Office

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TCAP Comment Response
YWCA of White Plains, SHARS #20086033
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Summary of Comments

Comment Topic 1: The rehabilitation work conducted prior to the TCAP Award caused deleterious tenant health issues and on- and off-site environmental conditions, both interior and exterior.

Comment Topic 2: DHCR's TCAP environmental review is insufficient and not protective of tenants or the community, as to asbestos, mold, lead-based paint and other hazardous conditions.

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 3, 2009

SENT VIA ELECTRONIC AND U.S. MAIL

Maria Imperial, Chief Executive Officer
YWCA of White Plains and Central Westchester, Inc.
515 North Street
White Plains, NY 10605
mimperial@ywcawhiteplains.com

Re: SHARS Number: 20086033
YWCA of White Plains and Central Westchester, Inc.
YWCA of White Plains
69 North Broadway, City of White Plains, Westchester County)

Dear Ms. Imperial:

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 November 3, 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)]. A copy of this letter and the ERR will be posted at <http://nysdhcr.gov/general/ARRA/EnvironmentalReview.htm>.

DHCR, in compliance with the New York State Environmental Quality Review Act (SEQRA), accepts the New York State Housing Trust Fund Corporation (HTFC) determination of Unlisted Negative Declaration, on November 3, 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
Pauline Friday, HTFC Project Manager
Wayne Peterson, HTFC Project Management

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 #: 20086033

Project Sponsor: **YWCA of White Plains and Central Westchester, Inc.**

Project Name: **YWCA of White Plains**

Project Site Address: 69 North Broadway
City of White Plains

Project County: Westchester

Estimated project costs: \$25,761,003

Total TCAP Award: \$ 6,525,505

Project Sponsor Address: 515 North Street
City of White Plains

Primary Contact's Name: Kendra Stensven

E-Mail address: kendra@rosecompanies.com

Telephone Number: 917-542-3642

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: Heather M. Spitzberg

Title/Agency: Environmental Analyst

New York State Division of Housing and Community Renewal

Date: November 3, 2009

Project Name: YWCA of White Plains
Project #: 20086033

Environmental Assessment
Site Specific Review

Project Description:

YWCA of White Plains and Central Westchester, Inc. (YWCA) proposes the rehabilitation of a four story building with 185 units and the construction of eight new units, with 181 single resident occupancy (SRO) units, 11 efficiency units and 1 one bedroom unit, on a 2.49 acre site at 69 North Broadway in the City of White Plains, Westchester County. The building is composed of two sections, the Kennedy Duncan Residence (KDR) and the Acheson Wallace Hall (AWH). KDR is eligible for listing in the National Register of Historic Places. Public water and sewer are available at the site. Limited site work will be conducted. A trench will be dug from Park Street into the building for new water and gas service and a second trench will be dug between the two buildings to carry utility and data services.

At KDR, the proposed rehabilitation work includes converting the existing vending machine area into new community space, converting a sunroom into two new units, installing a new elevator and upgrading and updating the interior of the building.

At AWH, a new roof will be installed, the stucco exterior will be replaced with an EIFS exterior, two new elevators will be installed, current community space will be converted into new administration offices and a conference room, six new units will be created on the ground floor and the interior of the building will be upgraded and updated.

Summary of Findings and Conclusions

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

The proposed project is being developed by a non-profit developer of affordable housing. The only other alternative considered is a No Action Alternative, described in more detail below. As described below, absent the requested funding, the project site would remain vacant and needed affordable housing for low-income individuals would not be provided.

No Action: If no actions are taken, the existing site would remain 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 construct affordable housing projects and provide a large number of construction and related jobs in a time of economic uncertainty.

Action: Refer to project description above.

The construction of this project will not cause any significant, adverse environmental impacts.

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

Toxic or Hazardous Substances and Radioactive Materials: A Phase I Environmental Site Assessment (ESA), dated July, 2009, was prepared by GZA GeoEnvironmental, Inc. The ESA found that the site had one recognized environmental condition. The site contains one underground storage tank (UST) with in-service capacity of 3,000 gallons containing No. 2 heating oil. The UST was tested tight on March 3, 2005. Since the UST has not been tested in over four years and is over 40 years old, its integrity is in doubt. In addition, GZA could not ascertain whether an oil spill that occurred in 2003 impacted soils and whether the corrective action taken included remediating soils if impacted. The Sponsor confirmed the integrity of the UST through an annual tank tightness test on September 16, 2009. The New York State Department of Environmental Conservation confirmed that the Spill file on the oil spill had been closed.

An asbestos containing material (ACM) survey, dated August 16, 2007, by Environmental Maintenance Contractors, Inc., was submitted with the application. It details the presence of ACM throughout both wings of the existing building. Follow-up surveys were conducted by GZA and dated March 2, 2009, March 24, 2009 and April 3, 2009. Only the April 3rd survey revealed the presence of additional ACM. Section 02080 of the project specifications address the removal of ACM. All ACM work must comply with NYS Department of Labor regulations at 12 NYCRR Part 56, as amended January 11, 2006. At the completion of the entire project, evidence of proper ACM removal and disposal must be submitted to the HTFC Environmental Analyst. 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. Additionally, if, at the end of the project, any ACM is left in place, an Operations and Maintenance Plan must be prepared and submitted to the HTFC Environmental Analyst.

A lead based paint (LBP) survey dated February 9, 2007 was submitted with the application. It details the presence of LBP throughout the KDR wing of the building, but found no LBP in the AWH portion of the building. Section 02090 of the project specifications address the removal of LBP. LBP encountered during rehabilitation must be handled in accordance with the HUD AGuidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, @ June 1995, including revisions, which requires that all lead abatement work areas receive work area clearance (by sampling) prior to the continuation of non-lead-abatement work. Work area clearance results must be forwarded to the HTFC Construction Monitor and the assigned HTFC Architect. A qualified third-party must complete the work area testing/clearance. At the completion of the entire project, evidence of proper LBP removal and disposal must be submitted to the HTFC Environmental Analyst. This must be in the form of a Clearance Report that complies with HUD's Lead Safe Housing Rule at 24 CFR 35.1340(c). A qualified third-party must complete the final testing/clearance.

A Visual Mold Survey Report, dated September 23, 2009, was prepared by AKRF Environmental and Planning Consultants. The survey determined that no evidence of suspect mold was observed in the interior of KDR, but water damage was observed on the ceilings of rooms 33 and 64 and suspect mold was observed on masonry and stucco on the exterior. In AWK, mold and water damage was observed in several areas throughout the residence. The Survey recommended that areas of suspect mold should be removed or cleaned. The Sponsor must follow the recommendations in the survey and, prior to site disturbing activities, submit to the HTFC Environmental Analyst a removal and disposal plan. The project must comply with New York City "Guidelines on Assessment and Remediation of Fungi in Indoor Environments". See www.nyc.gov/html/doh/html/epi/moldrpt1.shtml. At the completion of the project, evidence of proper mold removal and disposal must be submitted to HTFC. This must include a summary report with attached waste disposal records. A certified industrial hygienist (CIH) must complete the final testing/clearance and submit this report.

The EPA Map of Radon Zones for New York State indicates that properties in Westchester County have low potential for radon levels to exceed the EPA action level.

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

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

Phase I Environmental Site Assessment (ESA), prepared by GZA GeoEnvironmental, Inc., dated July, 2009

EPA Map of Radon Zones for New York State

NYS Office of Parks, Recreation and Historic Preservation

NYS Coastal Atlas

Noise Report, prepared by AKRF Environmental Planning Consultants, dated September 24, 2009

Flood Insurance Rate Map Panel Number 36119C0269F dated September 28, 2007

Thermal/Explosive Hazards Report, prepared by AKRF Environmental Planning Consultants, dated September 18, 2009

APPENDIX A
Statutory Checklist

Site Specific
[24CFR §58.5 and 58.6]

Project #: **20086033**
Project Name: **YWCA of White Plains**
Project Address: 69 North Broadway
City of White Plains, Westchester County

Date: November 3, 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 14.09 of the New York State Parks, Recreation and Historic Preservation Law. A letter from the NYS Office of Parks, Recreation and Historic Preservation, dated September 24, 2009, indicates that the proposed construction will have "No Impact" on cultural or historic resources.
Floodplain Management [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not in a Special Flood Hazard Area, according to the FIRM Map Panel Number 36119C0269F, dated September 28, 2007.
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is rehabilitation of an existing structure with limited site work. No impacts to wetlands are anticipated to result from this action.
Coastal Zone Management Act [Sections 307(c),(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to the New York State Coastal Zone Atlas, the project site is not in a coastal zone.
Sole Source Aquifers [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not in a sole source aquifer area.
Endangered Species Act [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is rehabilitation of an existing structure with limited site work. No impacts to endangered species are anticipated to result from this action.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not located near a Wild, Scenic or 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"/>	The project is in Westchester County, which is in nonattainment for PM-2.5 and is in a nonattainment area and classified as "moderate" for 8-Hr Ozone and PM-10. Ozone is created by emissions of volatile organic compounds (VOC) and nitrogen oxides (NOx). Both VOCs and NOx are emitted by transportation and industrial sources. Particulate matter includes dust, dirt, soot smoke and liquid droplets directly emitted into the air by sources such as factories, power plants, cars, construction activity, fires

			<p>and natural windblown dust.</p> <p>The proposed project is a residential use and unlikely to significantly impact air quality from emissions of VOCs, NOx or particulate matter.</p> <p>Since the project is for residential use there will be no significant increase on traffic.</p>
Farmland Protection Policy Act [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is rehabilitation of an existing structure with limited site work in an urban City. No further review is required.
Environmental Justice [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project work is on an existing building in a residential area that has not been identified as disproportionately affected by adverse environmental impacts.
Noise Abatement and Control [24 CFR 51 B]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no major roadway noise sources within 1,000 feet of the site. According to a Noise Report prepared by AKRF Environmental Planning Consultants, dated September 24, 2009, the noise produced by the railway and airport sources within the limiting distances from the site falls within the "acceptable" range.
Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A Phase I Environmental Site Assessment (ESA), dated July, 2009, was prepared by GZA GeoEnvironmental, Inc. The ESA found that the site had one recognized environmental condition. The site contains one underground storage tank (UST) with in-service capacity of 3,000 gallons containing No. 2 heating oil. The UST was tested tight on March 3, 2005. Since the UST has not been tested in over four years and is over 40 years old, its integrity is in doubt. In addition, GZA could not ascertain whether an oil spill that occurred in 2003 impacted soils and whether the corrective action taken included remediating soils if impacted. The Sponsor confirmed the integrity of the UST through an annual tank tightness test on September 16, 2009. The New York State Department of Environmental Conservation confirmed that the Spill file on the oil spill had been closed.</p> <p>An asbestos containing material (ACM) survey, dated August 16, 2007, by Environmental Maintenance Contractors, Inc., was submitted with the application. It details the presence of ACM throughout both wings of the existing building. Follow-up surveys were conducted by GZA and dated March 2, 2009, March 24, 2009 and April 3, 2009. Only the April 3rd survey revealed the presence of additional ACM. Section 02080 of the project specifications address the removal of ACM. All ACM work must comply with NYS Department of Labor regulations at 12 NYCRR Part 56, as amended January 11, 2006. At the completion of the entire project, evidence of proper ACM removal and disposal must be submitted to the HTFC Environmental Analyst. 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. Additionally, if, at the end of the project, any ACM is left in place, an Operations and Maintenance Plan must be prepared and submitted to the HTFC Environmental Analyst.</p> <p>A lead based paint (LBP) survey dated February 9, 2007 was</p>

		<p>submitted with the application. It details the presence of LBP throughout the KDR wing of the building, but found no LBP in the AWH portion of the building. Section 02090 of the project specifications address the removal of LBP. LBP encountered during rehabilitation must be handled in accordance with the HUD A Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, @ June 1995, including revisions, which requires that all lead abatement work areas receive work area clearance (by sampling) prior to the continuation of non-lead-abatement work. Work area clearance results must be forwarded to the HTFC Construction Monitor and the assigned HTFC Architect. A qualified third-party must complete the work area testing/clearance. At the completion of the entire project, evidence of proper LBP removal and disposal must be submitted to the HTFC Environmental Analyst. This must be in the form of a Clearance Report that complies with HUD's Lead Safe Housing Rule at 24 CFR 35.1340(c). A qualified third-party must complete the final testing/clearance.</p> <p>A Visual Mold Survey Report, dated September 23, 2009, was prepared by AKRF Environmental and Planning Consultants. The survey determined that no evidence of suspect mold was observed in the interior of KDR, but water damage was observed on the ceilings of rooms 33 and 64 and suspect mold was observed on masonry and stucco on the exterior. In AWK, mold and water damage was observed in several areas throughout the residence. The Survey recommended that areas of suspect mold should be removed or cleaned. The Sponsor must follow the recommendations in the survey and, prior to site disturbing activities, submit to the HTFC Environmental Analyst a removal and disposal plan. The project must comply with New York City "Guidelines on Assessment and Remediation of Fungi in Indoor Environments". See www.nyc.gov/html/doh/html/epi/moldrpt1.shtml. At the completion of the project, evidence of proper mold removal and disposal must be submitted to HTFC. This must include a summary report with attached waste disposal records. A certified industrial hygienist (CIH) must complete the final testing/clearance and submit this report.</p> <p>The EPA Map of Radon Zones for New York State indicates that properties in Westchester County have low potential for radon levels to exceed the EPA action level.</p>
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	<input checked="" type="checkbox"/>	<input type="checkbox"/> According to a Thermal/Explosive Hazards Report prepared by AKRF Environmental and Planning Consultants, dated September 18, 2009, there are no above ground storage tanks that are not within the acceptable separation distance from the site.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	<input checked="" type="checkbox"/>	<input type="checkbox"/> The site is not located within 2,500 feet of any designated commercial service airports or within 15,000 feet of any military airfields.

NOTES:

Heather M. Spitzberg

November 3, 2009

APPENDIX B
Environmental Assessment Checklist
Site Specific

SHARS #: **20086033**
 Project Name: **YWCA of White Plains**
 Project Address: 69 North Broadway
 City of White Plains

Date: November 3, 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 proposes rehabilitation of an existing residential building. According to a letter from the City of White Plains, the proposed project meets the district zoning use regulations.
Compatibility and Urban Impact	1	The project proposes rehabilitation of an existing residential building in a residential and commercial area. Phase I Environmental Site Assessment, prepared by GZA, dated July, 2009. It is compatible with the surrounding uses and does will not have an adverse urban impact.
Slope	1	The project proposes rehabilitation of an existing residential building.
Erosion	1	The project proposes rehabilitation of an existing residential building with limited site work. Compliance with the SPDES program is not required.
Soil Suitability	1	The project proposes rehabilitation of an existing residential building.

<p>Hazards and Nuisances including Site Safety</p>	<p>4</p>	<p>A Phase I Environmental Site Assessment (ESA), dated July, 2009, was prepared by GZA GeoEnvironmental, Inc. The ESA found that the site had one recognized environmental condition. The site contains one underground storage tank (UST) with in-service capacity of 3,000 gallons containing No. 2 heating oil. The UST was tested tight on March 3, 2005. Since the UST has not been tested in over four years and is over 40 years old, its integrity is in doubt. In addition, GZA could not ascertain whether an oil spill that occurred in 2003 impacted soils and whether the corrective action taken included remediating soils if impacted. The Sponsor confirmed the integrity of the UST through an annual tank tightness test on September 16, 2009. The New York State Department of Environmental Conservation confirmed that the Spill file on the oil spill had been closed.</p> <p>An asbestos containing material (ACM) survey, dated August 16, 2007, by Environmental Maintenance Contractors, Inc., was submitted with the application. It details the presence of ACM throughout both wings of the existing building. Follow-up surveys were conducted by GZA and dated March 2, 2009, March 24, 2009 and April 3, 2009. Only the April 3rd survey revealed the presence of additional ACM. Section 02080 of the project specifications address the removal of ACM. All ACM work must comply with NYS Department of Labor regulations at 12 NYCRR Part 56, as amended January 11, 2006. At the completion of the entire project, evidence of proper ACM removal and disposal must be submitted to the HTFC Environmental Analyst. 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. Additionally, if, at the end of the project, any ACM is left in place, an Operations and Maintenance Plan must be prepared and submitted to the HTFC Environmental Analyst.</p> <p>A lead based paint (LBP) survey dated February 9, 2007 was submitted with the application. It details the presence of LBP throughout the KDR wing of the building, but found no LBP in the AWH portion of the building. Section 02090 of the project specifications address the removal of LBP. LBP encountered during rehabilitation must be handled in accordance with the HUD AGuidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, @ June 1995, including revisions, which requires that all lead abatement work areas receive work area clearance (by sampling) prior to the continuation of non-lead-abatement work. Work area clearance results must be forwarded to the HTFC Construction Monitor and the assigned HTFC Architect. A qualified third-party must complete the work area testing/clearance. At the completion of the entire project, evidence of proper LBP removal and disposal must be</p>
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		<p>submitted to the HTFC Environmental Analyst. This must be in the form of a Clearance Report that complies with HUD's Lead Safe Housing Rule at 24 CFR 35.1340(c). A qualified third-party must complete the final testing/clearance.</p> <p>A Visual Mold Survey Report, dated September 23, 2009, was prepared by AKRF Environmental and Planning Consultants. The survey determined that no evidence of suspect mold was observed in the interior of KDR, but water damage was observed on the ceilings of rooms 33 and 64 and suspect mold was observed on masonry and stucco on the exterior. In AWK, mold and water damage was observed in several areas throughout the residence. The Survey recommended that areas of suspect mold should be removed or cleaned. The Sponsor must follow the recommendations in the survey and, prior to site disturbing activities, submit to the HTFC Environmental Analyst a removal and disposal plan. The project must comply with New York City "Guidelines on Assessment and Remediation of Fungi in Indoor Environments". See www.nyc.gov/html/doh/html/epi/moldrpt1.shtml. At the completion of the project, evidence of proper mold removal and disposal must be submitted to HTFC. This must include a summary report with attached waste disposal records. A certified industrial hygienist (CIH) must complete the final testing/clearance and submit this report.</p> <p>The EPA Map of Radon Zones for New York State indicates that properties in Westchester County have low potential for radon levels to exceed the EPA action level.</p>
Energy Consumption	2	The project proposes rehabilitation of an existing residential building, which includes updated windows and boilers, which should improve the energy efficiency of the building.
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	1	The project proposes rehabilitation of an existing residential building. It will not contribute to community noise levels and will not result in significant levels of traffic (a mobile noise source) or stationary noise sources.

Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	<p>The project is in Westchester County, which is in nonattainment for PM-2.5 and is in a nonattainment area and classified as "moderate" for 8-Hr Ozone and PM-10. Ozone is created by emissions of volatile organic compounds (VOC) and nitrogen oxides (NOx). Both VOCs and NOx are emitted by transportation and industrial sources. Particulate matter includes dust, dirt, soot smoke and liquid droplets directly emitted into the air by sources such as factories, power plants, cars, construction activity, fires and natural windblown dust.</p> <p>The proposed project is a residential use and unlikely to significantly impact air quality from emissions of VOCs, NOx or particulate matter.</p> <p>Since the project is for residential use there will be no significant increase on traffic</p>
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	<p>The project proposes rehabilitation of an existing residential building. According to a letter from the City of White Plains, the proposed project meets the district zoning use regulations.</p>
Socioeconomic		
Demographic Character Changes	1	<p>The project proposes rehabilitation of an existing residential building. There will not be any demographic character changes.</p>
Displacement	1	<p>The project proposes rehabilitation of an existing residential building. Residents will only be temporarily displaced while the project work takes place.</p>
Employment and Income Patterns	1	<p>The project proposes rehabilitation of an existing residential building. There will not be any employment and income pattern changes.</p>
Community Facilities and Services		
Educational Facilities	1	<p>The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on educational facilities.</p>
Commercial Facilities	1	<p>The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on commercial facilities.</p>
Health Care	1	<p>The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on health care facilities.</p>

Social Services	1	he project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on social service facilities.
Solid Waste	1	The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on solid waste disposal services.
Waste Water	1	The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on waste water facilities.
Storm Water	1	The project proposes rehabilitation of an existing residential building with limited site work.
Water Supply	1	The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on water supply resources.
Public Safety - Police	1	The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on police services.
- Fire	1	The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on fire protection services.
- Emergency Medical	1	The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on emergency medical services.
- Open Space	1	The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on or demand for open space resources.
- Recreation	1	The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on or demand for recreational resources.
- Cultural Facilities	1	The project proposes rehabilitation of an existing residential building for women residents. There will not be any adverse impact on or demand for cultural facilities.
- Transportation	1	The project proposes rehabilitation of an existing residential building for women residents which is proximately located near public transportation. There will not be any adverse impact on or demand for transportation resources.

Natural Features		
Water Resources	1	The project proposes rehabilitation of an existing residential building for women residents in an urban setting. There will not be any adverse impact on water resources.
Surface Water	1	The project proposes rehabilitation of an existing residential building for women residents in an urban setting. There will not be any adverse impact on water resources
Unique Natural Features and Agricultural Lands	1	The project proposes rehabilitation of an existing residential building for women residents in an urban setting. There will not be any adverse impact on natural features or agricultural lands.
Vegetation and Wildlife	1	The project proposes rehabilitation of an existing residential building for women residents in an urban setting.. There will not be any adverse impact on vegetation and wildlife.
Flood Disaster Protection Act [Flood Insurance]	1	The project site is not in a Special Flood Hazard Area, according to the FIRM Map Panel Number 36119C0269F, dated September 28, 2007.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	According to the New York State Coastal Zone Atlas, the project site is not in a coastal zone or a Coastal Barrier Resource Zone..
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The site is not located within 2,500 feet of any designated commercial service airports or within 15,000 feet of any military airfields.
Other Factors		
Other Factors		
Other Factors		

Comments:

Heather M. Spitzberg

November 3, 2009

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST