

GRAND STREET APARTMENTS

ENVIRONMENTAL ASSESSMENT



Prepared by:

Tectonic Engineering & Surveying
PO Box 37, 70 Pleasant Hill Road
Mountainville, NY 10953

**New York State Homes and Community Renewal
Governor's Office of Storm Recovery**

38-40 State Street
Albany, NY 12207

July 18, 2018

Grand Street Apartments Environmental Assessment

July 18, 2018

Project Name: Grand Street Apartments

Project Location: 252 Grand Street and 899 Broadway, Hamlet of New Cassel, Town of North Hempstead, Nassau County, New York 11590

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

Responsible Entity: New York State Homes and Community Renewal (HCR)
Governor's Office of Storm Recovery (GOSR)

**Responsible Agency's
Certifying Officer:** Lori A. Shirley, Certifying Environmental Officer
38-40 State Street, Hampton Plaza
Albany, New York 12207
(518) 474-0755, Lori.Shirley@nyshcr.org

Project Sponsor: North Hempstead Housing Authority

Primary Contact: North Hempstead Housing Authority
899 Broadway, Suite 121
Westbury, New York 11590
(516) 627-6433, sraineynhha@optonline.net

Project NEPA Classification: 24 CFR 58.36 (Environmental Assessment)

Environmental Finding:	<input checked="" type="checkbox"/> Finding of No Significant Impact - The project will not result in a significant impact on the quality of the human environment.
	<input type="checkbox"/> Finding of Significant Impact - The project may significantly affect the quality of the human environment.
Certification	The undersigned hereby certifies that New York State Homes and Community Renewal 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.
Signature	 Lori A. Shirley

**Environmental Assessment
Prepared By:**

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CERTIFICATION OF NEPA CLASSIFICATION

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2018 NYS CDBG-DR project, Grand Street Apartments are:

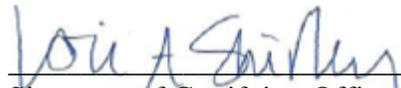
Project Year

Project Name

Check the applicable classification.

- Exempt as defined in 24 CFR 58.34 (a).
- Categorically Excluded as defined in 24 CFR 58.35(b).
- Categorically Excluded as defined in 24 CFR 58.35(a) and no activities are affected by federal environmental statues and executive orders [i.e., exempt under 58.34(a)(12)].
- Categorically Excluded as defined in 24 CFR 58.35(a) and some activities are affected by federal environmental statues and executive orders.
- "Other" neither exempt (24 CFR 58.34(a)) nor categorically excluded (24 CFR 58.35).
- Part or all of the project is located in an area identified as a floodplain or wetland. For projects located in a floodplain or wetland, evidence of compliance with Executive Orders 11988 and/or 11990 is required.

For activities excluding those classified as "Other", attached is the appropriate Classification Checklist (Exhibit 2-4) that identifies each activity and the corresponding citation.



Signature of Certifying Officer

July 18, 2018

Date

Lori A. Shirley

Print Name

Certifying Environmental Officer

Title

CERTIFICATION OF SEQRA CLASSIFICATION

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2018 NYS CDBG-DR project, Grand Street Apartments constitute a:

Project Year

Project Name

Check the applicable classification:

- Type I Action (6NYCRR Section 617.4)
- Type II Action (6NYCRR Section 617.5)
- Unlisted Action (not Type I or Type II Action)

Check if applicable:

- Environmental Impact Statement (EIS) Prepared
- Draft EIS
- Final EIS



Signature of Certifying Officer

July 18, 2018

Date

Lori A. Shirley

Print Name

Certifying Environmental Officer

Title

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Grand Street Apartments Project (Project or Proposed Project) will involve the new construction of 77 affordable independent living units for senior citizens aged 62 and older. The Grand Street Apartments will be located at 252 Grand Street, Hamlet of New Cassel, Town of North Hempstead, Nassau County, New York 11590 (Section 11, Block 503, Lot 52). The project will also involve the installation of a community/common patio, fence, maintenance building, and maintenance area, including dumpster enclosure, and vehicular access immediately northeast of the project site on the adjoining Magnolia Gardens parcel (899 Broadway, Hamlet of New Cassel, Town of North Hempstead, Nassau County, New York 11590) (see project location maps in **Attachment 1**). The proposed activities at the two properties will collectively be known as the "Project Area" unless noted otherwise. A parking lot, related landscaping, lighting, removal of a former police booth, and other improvements are also being constructed for shared use by the adjacent "Yes We Can" Community Center, this project's development, and Magnolia Gardens. The parking lot and improvements are situated on the newly subdivided lot located southwest of the project site (Section 11, Block 503, Lot 53) and southeast of the project site on the Magnolia Gardens parcel (Section 11, Block 503, part of Lot 42) (see project location maps in **Attachment 1**). This Project does not propose any work to the Magnolia Gardens senior housing development's buildings.

This project will provide an opportunity to both create much needed affordable housing and redevelop a hazardous, blighted property in the middle of an otherwise pleasant residential neighborhood. The project will include six (6) two-story residential buildings with 77 townhouse-style apartments and a building for a large community space with an adjacent patio (see project design plans in **Attachment 2**). Of the 77 units, 26 units will be set aside for residents earning 30% of the Area Median Income (AMI) and below, 3 units will be set aside for residents earning 40% of the AMI and below, 31 units will be set aside for residents earning 50% of the AMI and below, 16 units will be set aside for residents earning 60% of the AMI and below, and 1 one-bedroom apartment will be set aside for a live-in superintendent. The unit mix consists of 61 one-bedroom units and 16 two-bedroom units with a total residential square footage of 53,473 square feet. Each unit is outfitted with a washer, dryer, and additional linen and storage closets. The project will include 76 onsite parking spaces for the exclusive use of the residents, 12 of which are designated as handicap-only spaces (see project design plans in **Attachment 2**). In addition, the grounds will feature several seating and activity areas, to be determined later, but might include a croquet/bocce court, shuffleboard and a community garden. This project's development will also benefit from its position adjacent to Magnolia Gardens, the North Hempstead Housing Authority's (NHHA) other senior housing property, which features almost two acres of grounds open to the residents.

The project will include re-development of the former Grand Street School site which is currently vacant. Utility connections will be made via the public street to existing infrastructure for electric, natural gas, and municipal water and sewer. Ground disturbance is anticipated across the existing parcels, adjacent sidewalks, and part of the roadways. The project will include installation of: paved and marked parking areas, concrete walkways and curbs, driveways, crosswalks, fencing, natural gas generators, sliding/roller gate, service driveway, bollards, patio, gates, light poles, mail kiosk, ADA compliant ramps, signs, underground electric transformers, sewer line relocation, drywells, bicycle rack, concrete pads, RPZ enclosures, and benches (see project design plans in **Attachment 2**). Erosion and drainage control best management practices (BMPs) will be required to be implemented by the contractor during construction.

Grand Street Apartments intends to utilize 4% Low-Income Housing Tax Credits and Tax-Exempt Revenue Bonds provided by New York State Housing Finance Agency. The Town of North Hempstead and Westbury School District have approved a new 32-year PILOT pursuant to §577(1)(a) of the New York Private Housing Finance Law and Nassau County approval is anticipated within the next two months. The PILOT will begin with annual payments at \$35,000 increasing by 2% annually. In addition to the PILOT, the development's HDFC organizational structure will allow for sales, mortgage and recording tax exemption.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

This project will provide an opportunity to both create much needed affordable housing and redevelop a hazardous, blighted property in the middle of an otherwise pleasant residential neighborhood in the Town of North Hempstead. The project will include six (6) two-story residential buildings with 77 townhouse-style apartments and a building for a large community space with an adjacent patio (see project design plans in **Attachment 2**). Of the 77 units, 26 units will be set aside for residents earning 30% of the Area Median Income (AMI) and below, 3 units will be set aside for residents earning 40% of the AMI and below, 31 units will be set aside for residents earning 50% of the AMI and below, 16 units will be set aside for residents earning 60% of the AMI and below, and 1 one-bedroom apartment will be set aside for a live-in superintendent. The project

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Project Area is located in an area of fairly dense mixed residential and commercial development located in the northwest part of Nassau County. The Project Area was previously occupied by a derelict 2 two-story brick building that was the former early 20th century Grand Street School. The structure served various other purposes before eventually falling into disrepair and vacancy. The Town of North Hempstead demolished the structure in 2014.

Currently, the Project Area is characterized as a vacant, asphalt-paved parcel with areas of mown lawn. The project's development will benefit from improving the currently vacant land. The project is expected to benefit from its location adjacent to the existing Town of North Hempstead's Magnolia Gardens senior housing property, which offers nearly two acres of grounds open to its residents. However, it should be noted that this project does not propose any work to the Magnolia Gardens senior housing development's buildings.

Standard Conditions for All Projects

Any change to the approved scope of work will require re-evaluation by the Certifying Officer for compliance with NEPA and other laws and Executive Orders.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires the recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

Funding Information

Estimated Total HUD Funded Amount: \$5,000,000
 CDBG-DR \$5,000,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$24,832,524

Draft Underwriting - 4% HFA (6/5/18)

Grand Street Apartments

Units: 77

CONSTRUCTION SOURCES	Total	per DU	% of Total
First Mortgage (HFA TE Bonds - Long Term)	\$2,900,000	\$37,662	11.68%
First Mortgage (HFA TE Bonds - Short Term)	\$9,400,000	\$122,078	37.85%
Co-Second Mortgage (HCR Senior Housing Program)	\$2,871,594	\$37,293	11.56%
Co-Second Mortgage (CDBG-DR)	\$5,000,000	\$64,935	20.13%
Third Mortgage (Housing Trust Fund)	\$1,051,500	\$13,656	4.23%
LIHTC Equity	\$1,072,986	\$13,935	4.32%
Deferred Reserves & Expenses	\$214,423	\$2,785	0.86%
Deferred Developer's Fee	\$2,322,038	\$30,156	9.35%
TOTAL CONSTRUCTION SOURCES	\$24,832,542	\$322,501	100.00%

PERMANENT SOURCES	Total	per DU	% of Total
First Mortgage (HFA TE Bonds - Long Term)	\$2,900,000	\$37,662	11.68%
Co-Second Mortgage (HCR Senior Housing Program)	\$3,190,660	\$41,437	12.85%
Co-Second Mortgage (CDBG-DR)	\$5,000,000	\$64,935	20.13%
Third Mortgage (Housing Trust Fund)	\$3,505,000	\$45,519	14.11%
LIHTC Equity	\$9,563,160	\$124,197	38.51%
Deferred Developer's Fee	\$673,723	\$8,750	2.71%
TOTAL PERMANENT SOURCES	\$24,832,542	\$322,501	100.00%

Compliance with 24 CFR 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
<p>Airport Hazards 24 CFR Part 51 Subpart D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on guidance provided by HUD via Fact Sheet #D1, the National Plan of Integrated Airport Systems (NPIAS) was reviewed for civilian, commercial service and military airports located near the site. An Airport Hazards map showing the Project Area, airport locations, heliport locations, and their associated buffers is included in Attachment 3.</p> <p>There are no civilian, commercial service airports located within 2,500 feet of the proposed Project Area. There are no military airports located within 15,000 feet of the Project Area.</p> <p>No additional review is required.</p> <p>Fact Sheet #D1: Siting HUD-Assisted Projects in Accident Potential Zones</p>
<p>Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on the USFWS Coastal Barrier Resources System Map, the Project is not located in, or immediately adjacent to (within 150 feet), a Coastal Barrier Resource System Unit or Otherwise Protected Area.</p> <p>USFWS Coastal Barrier Resources System Map included in Attachment 3.</p> <p>Official CBRS Maps https://www.fws.gov/ecological-services/habitat-conservation/cbra/Maps/index.html</p>

<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on the FEMA FIRMette included in <i>Appendix I of Attachment 4</i>, the Project Site is not located within a Special Flood Hazard Area (SFHA) Zone, as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). Therefore, flood insurance is not required for the Project.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project would be located in Nassau County, which is within a maintenance area for inhalable particulate matter (PM2.5) and carbon monoxide, a marginal non-attainment area for the 8-hour Ozone standard and considered an area source for hazardous air pollutants (HAPs) emissions. Temporary emissions would result from equipment during construction with no increased emissions occurring due to the operation of the proposed project. Therefore, a conformity and screening analysis was performed according to the requirements of 40 CFR 93, Subpart B (federal general conformity regulations). The screening analysis assumed that the emissions intensity per expenditure (tons per dollar) for the proposed project would be similar to the average intensity of the construction sector in the county. Projects with a projected construction expenditure substantially lower than the average construction de minimis expenditure would not exceed de minimis emissions levels for general conformity purposes.</p> <p>Based on the screening analysis, the construction expenditure threshold for Nassau County is \$410 million before a project may be expected to exceed the de minimis expenditure thresholds requiring further analysis or conformity determination (Attachment 5). The estimated construction cost of the Project is approximately \$24.8 million, which is less than the \$410 million threshold; thus, the Project would not require further analysis for a conformity determination.</p> <p>Construction of the Project would not generate significant levels of vehicular traffic; therefore, no exceedances of the National Ambient Air Quality Standard (NAAQS) associated with</p>

<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>		<p>carbon monoxide (CO) or particulate matter (PM) is anticipated occur. The Project will not result in siting any new source of air pollutants. The Project will not adversely affect the State Implementation Plan (SIP). Any air quality impacts would be short-term and localized during construction and, therefore, no significant adverse impacts to air quality are anticipated.</p> <p>Additionally, the following measures are recommended to be incorporated into the contract documents and a more detailed conformity analysis will be required to be completed for the bid package using the "General Conformity Worksheet."</p> <p><i>Idling Restriction.</i> In addition to adhering to the local law restricting unnecessary idling on roadways, on-site vehicle idle time will also be restricted to five minutes for all equipment and vehicles that are not using their engines to operate a loading, unloading, or processing device (e.g., concrete mixing trucks) or otherwise required for the proper operation of the engine.</p> <p><i>Utilization of Newer Equipment.</i> EPA's Tier 1 through 4 standards for non-road engines regulates the emission of criteria pollutants from new engines, including PM, CO, NO_x, and hydrocarbons (HC). All non-road construction equipment with a power rating of 50 horsepower (hp) or greater would meet at least the Tier 2 emissions standard to the extent practicable.</p> <p><i>Best Available Tailpipe Reduction Technologies.</i> Non-road diesel engines with a power rating of 50 hp or greater and controlled truck fleets (i.e., truck fleets under long-term contract with the Project) including but not limited to concrete mixing and pumping trucks would utilize the best available tailpipe (BAT) technology for reducing DPM emissions. Diesel particulate filters (DPFs) have been identified as being the tailpipe technology currently proven to have the highest reduction capability. Construction contracts would specify that all diesel non-road engines rated at</p>
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GOSR Environmental Review Record
 Grand Street Apartments Project, New Cassel, NY

<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>		<p>50 hp or greater would utilize DPFs, either installed by the original equipment manufacturer (OEM) or retrofitted. Retrofitted DPFs must be verified by EPA. Active DPFs or other technologies proven to achieve an equivalent reduction may also be used.</p> <p>EPA, <i>Nonattainment Areas for Criteria Pollutants</i> https://www.epa.gov/green-book</p> <p>Ozone specific: https://www3.epa.gov/airquality/greenbook/hbca.html#Ozone_8-hr.2008.New_York</p> <p>EPA, <i>Recent Updates: Federal Register Notices Published or Effective After May 31, 2018</i> http://www.epa.gov/airquality/greenbook/adden.html</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on the USFWS CBRS Map, the Project Area is not located in or immediately adjacent (within 150 feet) to a Coastal Barrier Resource System Unit or Otherwise Protected Area, as documented in Attachment 3.</p> <p>The Project Area is not located within the New York State Coastal Boundary or a Local Waterfront Revitalization Program Area or a Local Waterfront Revitalization Program Community/ Area as shown in the NYS Department of State (DOS) Coastal Boundary map is included as part of Attachment 3.</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><u>Project Area Records Review</u> The proposed project activities are located at 252 Grand Street and 899 Broadway, New Cassel, New York. The proposed work at the two properties will collectively be known as the "Project Area" unless noted otherwise. The project activities will occur on primarily undeveloped land, although there exists a single police/ security booth on the 899 Broadway property that will be removed prior to construction. No proposed work will be performed at the existing Magnolia Gardens senior housing development's buildings located at 899 Broadway.</p>

<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>		<p>The 252 Grand Street property has two (2) Phase I Environmental Site Assessment (ESAs) reports, one (1) Limited Phase II ESA, and one (1) Tank Excavation Assessment Report associated with the property. Additionally, a Thermal Explosive Hazards Survey was performed on April 30, 2018; no thermal explosive hazards were found within 1,000 feet of the Project Area.</p> <p>The 2008 Phase I ESA noted two (2) potential Recommended Environmental Conditions (RECs) on 252 Grand Street: the presence of an unregistered underground storage tank (UST) on the property, and the potential for soil vapor and groundwater contamination on site due to off-site sources. A Phase II ESA was recommended in response to the RECs found for the property.</p> <p>In 2015, a Tank Excavation Assessment Report associated with the removal with a 10,000 gallon fuel oil UST was prepared. End point soil samples were obtained from the UST excavation area for analysis; all soil samples were either non-detect or below their respective NYCDEC SCO CP-51 standards for Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs).</p> <p>The Phase I ESA dated December 29, 2017 noted that 252 Grand Street was currently undeveloped; this reported noted RECs in the form of the potential for undocumented underground structures associated with the two-story school structure that occupied the property from 1926 until early 2015. There were no other controlled recognized environmental conditions, de minimus conditions and historic recognized environmental conditions noted in this Phase I ESA. A Limited Phase II ESA and ground penetrating radar survey was recommended in response to the RECs found for the property.</p> <p>The associated Limited Phase II ESA included a ground penetrating radar (GPR) survey and soil sampling. The GPR survey noted two open grate stormwater drains on the northwest portion and the eastern boundary of the</p>
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<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>		<p>property. Two sanitary system structures were also detected; soil sampling occurred at each of the sanitary system structure locations. A stormwater leaching pool was located on both the north and west portions of the Project Area; soil samples were obtained from both leaching pools. These four samples were tested for VOCs, SVOCs, and metals under NYSDEC Part 375 Environmental Remediation Program parameters, revealing elevated concentrations of VOCs, SVOCs, and metals that exceeded the regulatory guidance values in three of the four locations. Due to these exceedances, the Limited Phase II ESA report recommends that these locations be remediated under the auspices of Nassau County Department of Health personnel.</p> <p>Before construction, the developer has confirmed that the following remediation actions will be performed associated with the contaminated soil discovered during the Limited Phase II ESA investigation. The developer will be removing and disposing of the discovered stormwater and sanitary structures, as well as the contaminated soils contained within, and around, these structures. After removal of the structures and contaminated soil, end point soil samples will be taken from the walls and bottom of each of the excavation areas. These end point soil samples will be analyzed under the NYSDEC Part 375 Environmental Remediation Program parameters, to ensure compliance to regulatory guidance values. These actions will be performed under the supervision and guidance of the Nassau County Department of Health.</p> <p>Asbestos Containing Material & Lead Based Paint: While the Project Area is currently vacant, it was previously improved with a structure dating back to at least 1926. As such, it is possible that asbestos containing material (ACM) and lead based paint (LBP) may remain in buried materials or the soil of the former building basement area from the time of demolition. The contractor must comply with all procedures outlined in NYS Department of Labor regulations at 12 NYCRR Part 56,</p>
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<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>		<p>including all amendments; provide a statement that ACM maybe be buried at the site; utilize fugitive dust control measures during construction and excavation; properly dispose of all discovered ACM debris according to NYSDEC rules by utilizing certified entities to transport and dispose of ACM.</p> <p>Due to the potential for LBP in the area of the former building, the contractor will comply with the procedures outlined in HUD's <i>Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing</i>. Soil samples will be obtained and analyzed for lead; all debris will be properly categorized through Toxicity Characteristic Leaching Procedure testing and disposed of as either C&D or Hazardous Waste, as applicable, in accordance with EPA rules. Prior to closing, a LBP soil clearance report must be submitted if LPB soil hazards are found to exist.</p> <p>EPA Records: The Project Area is not listed on an EPA Superfund National Priorities or CERCLA list or equivalent State list or EPA Resource Conservation and Recovery (RCRA) database. The Project Area is not located within 3,000 feet of a toxic or solid waste landfill site. The Project Area is not known or suspected to be contaminated by toxic chemicals or radioactive materials based on review of EPA records.</p> <p>New York State Department of Environmental Conservation (NYSDEC) Records: The Project Area is not located within 3,000 feet of a toxic or solid waste landfill site. The Project Area is not listed on the NYSDEC Bulk Storage or Environmental Site Remediation Databases. The Project Area is mentioned in the NYSDEC Spill Incidents Databases, with no spills reported for 252 Grand Street and 6 closed spills located on 899 Broadway. A spill closure means that the records and the data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial actions are necessary or the case was closed for administrative reasons (e.g. multiple reports of a single spill consolidated into a single spill</p>
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<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>		<p>number). A review of the NYSDEC databases provided no indication of past uses of the Project Area that could adversely affect the occupants of the Project Area or conflict with the intended utilization of the Project Area.</p> <p><u>Surrounding Properties Records Review</u> NYSDEC Records: A search of the NYSDEC Spill Incidents Database resulted in the identification of 19 spills located within 1,000 feet of the Project Area. A spill closure means that the records and the data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial actions are necessary or the case was closed for administrative reasons (e.g. multiple reports of a single spill consolidated into a single spill number). As such, these spills are not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.</p> <p>According to the NYSDEC Environmental Site Remediation and Bulk Storage Databases, there are 18 environmental remediation sites, five (5) chemical bulk storage (CBS) sites, and one (1) major oil storage (MOS) site and within 3,000 feet of the Project Area.</p> <p>The NYSDEC Environmental Site Remediation Database indicates there are 18 remediation sites located within 3000ft of the Project Area; 16 of these sites are associated with the New Cassel Industrial Area Site (NCIA) (Site Code: 130043). This area covers approximately 170 acres of land, located south of Railroad Avenue and north of Old Country Road in the town of New Hempstead. This area is located approximately 500 feet south and downgradient of the proposed Project Area, with groundwater noted to flow to the south and southwest. Groundwater within the NCIA was contaminated with chlorinated solvents well in excess of groundwater standards over large areas of the site. However, the proposed project area is located at least 500 feet north of and up-gradient from the documented boundaries of the NCIA, and the sites within the NCIA are either currently undergoing or have completed NYSDEC supervised remediation activities. As</p>
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<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>		<p>such, the NCIA is not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.</p> <p>Although the NYSDEC does not maintain the bulk storage registration records for delegated counties, the following five (5) CBS and one (1) MOS site were identified within 3,000 feet of the Project Area. Of the five (5) CBS facilities, four (4) of them are associated with the Westbury Water District (Site No. 1-000508, No. 1-000512, No. 1-000576, and No. 1-000513). The remaining CBS site is Martin Reid Park (Site No. 1-000214). The tank information for these five (5) municipality CBS sites have been withheld in accordance with Public Officers Law Sections 86.5, 87.2(f), 89.5(a)(1)(1-a). Any active tanks on-site are permitted and regulated by NYSDEC which requires leak detection, containment and monitoring. As such, these sites are not likely to have an adverse environmental effect on or conflict with the intended utilization of the Project Area.</p> <p>EPA Records: There are 122 EPA-permitted hazardous waste, air pollution, water discharger, toxic release, and brownfield facilities located within 3,000 feet of the Project Area. Of these 122 EPA-permitted facilities, 119 of the facilities are in compliance with no reported violations and/or are located down- or cross-gradient of the Project Area. Facilities with no violations are not considered a hazard as the facilities are in compliance with permit conditions that are enforced and meet standards that protect public health and the environment by preventing releases to the environment. As such, these facilities are not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.</p> <p>The remaining three (3) facilities are Brownfields facilities located approximately 450 feet north-northwest and up-gradient from the Project Area. These facilities are located at 816, 820, and 839 Prospect Avenue, respectively. These facilities had Phase I ESAs</p>
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<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>		<p>performed for the property in 2002, with no additional information reported or actions currently anticipated. Additionally, these properties are currently occupied by existing structures and are fully paved, meaning any potential contaminated soil or groundwater would not be easily accessible on these properties. As such, these three (3) Brownfields properties are not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.</p> <p><u>Conclusion</u> Based on a review of the available environmental reports for the Project Area and surrounding area, the Project Area is unlikely to contain hazardous materials, toxic chemicals and gases, or radioactive substances which would constitute a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area. However, the 2018 limited Phase II report indicated that elevated concentrations of VOCs, SVOCs, and metals exceeded the regulatory guidance values in the Project Area. Due to these exceedances, it is recommended that these locations be remediated prior to construction. <i>Due to the results of the Limited Phase II ESA for 252 Grand Street, remediation/ mitigation measures should be undertaken in order for the Project to comply with 24 CFR Part 50.3(i) and 58.5(i)(2). Proof of compliance in the form of engineering controls or “No Further Action” letters from the appropriate state department or agency will be required.</i> It should be noted that the developer has remediation plans in place and will be consulting with, and under the auspices of the Nassau County Department of Health in order to reach compliance with these remediation activities. Environmental maps, previous Phase I/II ESA reports, Tank Removal Reports, Thermal Explosive Survey, Lead Based Pain letter, NYSDEC Reports, and EPA Reports are included in Attachment 6.</p> <p>Mold The proposed project does not involve rehabilitation of existing structures; however,</p>
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<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>		<p>the building materials or areas where the newly constructed buildings may become contaminated with mold if not properly protected from the elements or water infiltration. There will be no rehabilitation of existing residential structures as <i>no work is being performed at the existing Magnolia Gardens Development</i>. Therefore, no mold assessment was conducted at the Project Area. If the building materials or areas of the newly constructed building become contaminated with mold, all mold contamination would be properly removed. A certified industrial hygienist would provide verification of site clearance and submit a clearance report before occupation by residents.</p> <p>Radon According to the EPA Map of Radon Zones, the Project Area is in a Radon Zone 3, where the predicted average indoor radon screening level is below 2 picoCuries per liter (pCi/L), a low potential for elevated indoor radon levels.</p>
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to information reviewed from the NYSDEC Environmental Resource Mapper, the Project Sites are located within NYSDEC's designated rare, threatened or endangered species generalized review area per the New York Natural Heritage Program (NYNHP). A NYNHP records request response dated June 7, 2018 indicated that the NYNHP has no records of rare or state-listed animals or plants, or significant natural communities directly at the Project Sites. The NYSDEC Environmental Resource Map and NYNHP response is included in Attachment 7.</p> <p>The Project landscape plantings will not include prohibited and regulated invasive species identified by the NYSDEC, as documented in the Invasive Species Compliance letter dated April 11, 2018 included in Attachment 7.</p> <p>The United States Fish and Wildlife Service (USFWS) lists the following species as having the potential to occur within the vicinity of the proposed project:</p>

<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>		<p><u>Endangered</u> Roseate Tern (<i>Sterna dougallii dougallii</i>) Sandplain Gerardia (<i>Agalinis acuta</i>)</p> <p><u>Threatened</u> Piping Plover (<i>Charadrius melodus</i>) Red Knot (<i>Calidris canutus rufa</i>) Seabeach Amaranth (<i>Amaranthus pumilus</i>) Northern Land-eared Bat (<i>Myotis septentrionalis</i>)</p> <p>After a review of the proposed project in relation to the aforementioned species' breeding, foraging, and habitat requirements, it was concluded that the proposed project would have no effect on the above species. The Project is located in a highly developed area, with no contiguous forested/ wooded habitat located in the vicinity of the project area. Additionally, there are no records of rare or state-listed animals or plants, or significant natural communities in the vicinity of the Project Area. As such, the proposed action would have No Effect on the above species.</p> <p>The IPaC Resource List indicated that there are migratory birds protected under the Migratory Bird Treaty Act and/or the Bald and Golden Eagle Protection Act that could potentially be affected by the project. Any transient migratory birds that may be found within the project area would temporarily leave the area during construction. GOSR has determined that the project activities will have "No Effect" on migratory birds. There are no known breeding bald eagles within the vicinity of the Project Area; therefore, no adverse impacts to breeding bald eagles are expected as a result of the project.</p> <p>On June 6, 2018, a "no effect" determination was sent to the USFWS. A USFWS response was not received within 30 days from submission of the "no effect" determination; as such, GOSR may presume that the "no effect" determination is informed by the best available</p>
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<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>		<p>information and its project responsibilities under Section 7 of the ESA have been fulfilled. The USFWS “no effect” determination is attached as part of Attachment 7.</p> <p>This Project will not affect water nor species under the jurisdiction of the National Marine Fisheries Service (NMFS).</p>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No ASTs were noted as existing or proposed at the Project Area, according to the previous Phase I ESAs and/or the Recipient.</p> <p>In accordance with 24 CFR Part 51, Subpart C and the <i>Acceptable Separation Distance Guidebook</i>, a Thermal Explosive and Flammable Hazards Analysis was conducted for the 252 Grand Street by Nelson, Pope & Voorhis, LLC on April 30, 2018, including a detailed inventory of the surrounding area in order to determine the potential for thermal explosive hazards.</p> <p>The inventory consisted of initial use of aerial photography to identify uses within 1,000 feet of the subject site followed by site reconnaissance of the area. The area is characterized by a mix of uses, as described below:</p> <p>North - Single family residential homes, beyond which is commercial retail, Prospect Avenue and commercial land. South - Broadway, beyond which are single family residential homes, North Hempstead Community Center, LIRR and Industrial uses. East - Magnolia Garden Senior Housing, beyond which are single family residential homes. West - Grand Street, beyond which are single family residential homes.</p> <p>Field reconnaissance of the area was used to determine potential thermal explosive hazards which could include outside storage of toxic, hazardous or flammable materials in containers of greater than 100 gallons in size. All adjoining properties were assessed for potential presence of tanks and/or drums that could present a potential hazard. The Thermal</p>

<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>		<p>Explosive Hazards Survey included in Attachment 6 provides a location map of the area within 1,000 feet of the Grand Street property as <i>Figure 1</i>. If nothing was found on an adjoining property, and there were no intervening buildings, the search was extended to the nearest intervening building or a distance of 1,000 feet, whichever first occurred. There were (8) AST's found within the search area as documented in Attachment 6, associated with residential properties in the surrounding area.</p> <p>As a result of the survey and analysis performed, it was determined that there are no thermal explosive hazards within 1,000 feet of the Project Area.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Not applicable. The Project Sites are not located within an Agricultural District as identified by New York State and the University of Cornell in Attachment 8.</p> <p>U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) maps provide information on soils types and properties that influence development of sites. According to the USDA NRCS soils map data for Soil classification and "Shallow Soil Excavation", the proposed project area contains "Urban land – Hempstead complex". The Project Area is not rated for shallow excavations and is considered "not prime farmland" (Attachment 8). This project activities will not involve the conversion of farmland to non-agricultural use. Therefore, the proposed project would not violate the Farmland Protection Policy Act, and no further review is required.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Not applicable. The Project activities are not located within the 100-year floodplain (Attachment 4). NFIP insurance is not required.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800; Tribal notification for new ground disturbance.</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>On June 7, 2018, the New York State Historic Preservation Office (SHPO) reviewed the proposed project and provided a 'No Historic Properties Affected' determination for the proposed undertaking (see Attachment 9).</p>

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<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800; Tribal notification for new ground disturbance.</p>		<p>Additionally, as the construction work solely involves work in previously disturbed soils, there is no adverse effect on tribal resources, and no consultation with the applicable Tribal Historic Preservation Officers is required.</p> <p>In the event any unanticipated discoveries of human remains and/or cultural resources including, but not limited to, funerary objects, sacred objects, and objects of cultural patrimony are made during execution of the proposed project, work shall be halted immediately and the SHPO and the applicable THPOs shall be consulted before work resumes.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Noise Control Act of 1972 and its implementing regulation in Title 24 CFR Part 51 Subpart B outline procedures for determining project acceptability and necessary mitigation measures to ensure activities assisted by HUD achieve the goal of a suitable living environment (24 CFR 51.1). HUD assistance for the construction of new noise sensitive uses is discouraged for projects with normally unacceptable noise exposure (24 CFR 51.101(a)(3)). (See Standards of acceptability contained in § 51.103(c).) For interior noise goals, “it is a HUD goal that the interior auditory environment shall not exceed a day-night average sound level of 45 decibels. Attenuation measures to meet these interior goals shall be employed where feasible. Emphasis shall be given to noise sensitive interior spaces such as bedrooms” (24 CFR 51.101(a)(9)). In addition, “HUD shall require the use of building design and acoustical treatment to afford acoustical privacy in multifamily buildings pursuant to requirements of the Minimum Property Standards” (24 CFR 51.101(a)(10)). Moreover, “HUD shall encourage the use of quieter construction equipment and methods in population centers, the use of quieter equipment and appliances in buildings, and the use of appropriate noise abatement techniques in the design of residential structures with potential noise problems” (24 CFR 51.101(a)(7)).</p>

<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>		<p><u>Combined Noise Source DNL at Project Area:</u> Airport: <u><55.0 decibels (dB)</u> Railroad: <u>64.77 dB</u></p> <p><u>Combined DNL at the Project Area: 64.77 dB</u></p> <p>Combination of these values, according to methods described in the Noise Assessment Guidelines, result in an exterior DNL of 64.77 dB at the Project Area. This value is within “acceptable” noise level as it does not exceed 65 dB. Thus, noise mitigation is not required, as while noise exposure may be of some concern, normal building constructions will make the indoor environment acceptable and the outdoor environment will be reasonably pleasant for recreation and play.</p> <p>Construction activities have the potential to expose sensitive receptors to noise emissions that are normally unacceptable. To minimize this impact, construction activities will be limited to daylight hours during the work week when most of the residents are at school or at work. The construction activities from the Proposed Project would not create significant impacts to sensitive noise receptors adjacent to the Proposed Project Area as the construction activities are limited to 8 AM to 6 PM on Monday through Friday per Town Code. Construction activities would not occur in the late evenings and early mornings or on weekends and holidays. Noise impacts should be minor if these timing restrictions are implemented.</p> <p>This project proposes residential development that will not significantly increase long-term noise levels. A Project Noise Screening Analysis and HUD’s Sound Transmission Class Guidance are provided in Attachment 10.</p> <p>The HUD Noise Assessment Guidebook https://www.hudexchange.info/resource/313/hud-noise-guidebook/</p>
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<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project Area is located above the Nassau-Suffolk Sole Source Aquifer. The project activities were reviewed according to the initial screen criteria form, and public wells were identified within ½ mile of the Project Area. Therefore, a sole source aquifer review and consultation was requested with the EPA. A Sole Source Aquifer Analysis consultation was completed by Nelson, Pope & Voorhis, LLC on April 10, 2018. A response from EPA dated May 4, 2018 determined that the project satisfies the requirements of Section 1424(e) of the Safe Drinking Water Act and poses no threat to either human health or the environment. A revised submission was completed on June 6, 2018, to include additional work areas that were not included in the initial submission. These documents are included as part of Attachment 11.</p> <p>As of July 6, 2018, a compliance determination for the June 6, 2018 submission has not been received from the EPA. However, per the Memorandum of Understanding (MOU) dated August 24, 1990 between EPA and HUD, the EPA has fifteen days to respond to HUD's request for an Initial Screen/ Preliminary Review for this Project. However, as a response was received for the April 10, 2018 confirming no effect, it is assumed this project is within compliance and requires no additional compliance measures. However, should an EPA determination be received, the environmental review record (ERR) will be updated and the response will be appended to Attachment 11.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Not applicable. Based on the USFWS National Wetlands Inventory maps, the NYSDEC Wetlands Map, and the NYSDEC Tidal Wetlands Map, the Project Area is not located in or adjacent to mapped wetlands or the associated 100 foot or 300 foot wetlands buffer. Wetland maps are included as <i>Appendix II</i> in Attachment 4. Since there is no new construction in wetlands and there are no wetlands impacts, an EO 11990 Wetlands Protection analysis is not necessary.</p> <p>Watershed Analysis</p>

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		<p>The project is not located within one of the 47 identified watersheds with watershed plans in NYS. Thus, compliance with watershed plan regulations is not applicable for this project.</p> <p>http://www.dec.ny.gov/chemical/99985.html</p>
<p>Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Not applicable, as there are no rivers designated by the U.S. Department of the Interior, Congress or NYSDEC as wild and scenic within Nassau County; the National Wild and Scenic Rivers System or Nationwide Rivers Inventory (NRI) have no wild and scenic rivers located within Nassau County, as documented in Attachment 3.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Proposed Project Area is located in a potential Environmental Justice area according to the NYSDEC “Potential Environmental Justice Areas” map and the U.S. EPA EJ Screen Report, included as part of Attachment 12. The Proposed Project Activities does not facilitate development which would result in disproportionate adverse environmental impacts on low income or minority populations. Rather, the Project will benefit low- and moderate-income residents through the construction of new affordable housing. Thus, there is compliance with this section.</p> <p>https://www.dec.ny.gov/public/333.html https://www.epa.gov/ejscreen</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation, or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>According to the Town of North Hempstead’s Master Plan and Zoning Map, the Proposed Project location and surrounding area consists of a one- and two- family residential district within the New Cassel Urban Renewal Plan area (Attachment 8). While this Project changed the zoning from Residence-C zoning (R-C) to Senior Housing (R-S) zoning, it did not change the overall purpose of the area. The Project proposes to increase the availability of affordable housing in an area that has been zoned for housing uses; thus this project is in compliance with the existing land use and zoning regulations. The Urban Renewal Plan Area is bounded by the Wantagh State Parkway on the east, Brush Hollow Road and Union Avenue on the north and west, School Street on the west, and Railroad Avenue on the south and consists primarily of residential land uses, with commercial activity concentrated along the Prospect Avenue and Union Avenue corridors</p> <p>The Project Area is currently undeveloped. The proposed Projects calls for six (6) two-story residential buildings with 77 townhouse-style apartments, and a building for a large community space with an adjacent patio (see Project Design Plans in Attachment 2). This project will provide an opportunity to both create much needed affordable housing and redevelop an underdeveloped property in the middle of an otherwise pleasant residential neighborhood.</p> <p>Town of North Hempstead, Building Zone Ordinance</p>

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<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>		<p>https://ecode360.com/9299439 Nassau County Master Plan Update (2008) https://www.nassaucountyny.gov/DocumentCenter/View/2776</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>2</p>	<p>According to the United States Geological Survey (USGS) Topographic Map (Attachment 1), the Project Area is located in an area of little to no slope. The Project activities would not significantly alter the slope of the Project Area.</p> <p>USDA NRCS maps provide information on soils types and properties that influence development of building sites. According to the USDA NRCS Soil Map data for soil classification, the Proposed Project Area is located in a soil map unit that is designated as urban land- Hempstead complex (Attachment 8). Soil has not been rated for “Shallow Excavations” for the soil map unit identified at the Project Area. However, based on the current soil map of urban land, no potential undesirable impacts are anticipated and the area should be improved in terms of its landscape and functionality upon completion of the proposed Project.</p> <p>Grading would be minimal at the Project Area, and soils would be compacted per local building codes, where required. It is not anticipated that additional soils would need to be brought on-site. If soils from on-site need to be removed from the site, the company holding the contract to perform the excavation will be required to dispose of the soil in a legally compliant manner.</p> <p>The Project includes development of a site connected to the public street and drainage systems. The proposed construction at the Project Area will not create storm water runoff that would adversely affect these drainage systems.</p> <p>Erosion and drainage control best management practices (BMPs) will be implemented by the contractor during construction. These practices will include seeding and mulching disturbed areas immediately after construction, and dust control measures such as covering trucks contents, as applicable.</p> <p>All work will be completed utilizing engineered site plans and in accordance with all applicable Federal, State and local regulations, laws and permit requirements and conditions, including State and local building codes. Thus, no potential impacts from erosion, drainage, or stormwater runoff are anticipated.</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p>During the 2017 Phase I ESA and the 2018 Limited Phase II ESA associated with the 252 Grand Street property, ground penetrating radar discovered previously undocumented</p>

<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>stormwater infrastructure and sanitary system structures. Soil sampling at these locations indicated elevated levels of Volatile Organic Chemicals, Semi-Volatile Organic Chemicals, and metals as compared to NYSDEC Part 375 Environmental Remediation Program regulatory guidance values. Based on the proposed residential use of the Project Area, the Limited Phase II recommends the contaminated locations be remediated under the auspices of the Nassau County Department of Health Personnel.</p> <p>Based on the proposed residential use of the Project Area, remediation/ mitigation measures should be undertaken in order for the Project to comply with 24 CFR Part 50.3(i) and 58.5(i)(2). Proof of compliance in the form of engineering controls or “No Further Action” letters from the appropriate state department or agency will be required.</p> <p>The developer has confirmed that the following remediation/ mitigation actions will be performed associated with the contaminated soil discovered during the Limited Phase II ESA investigation. The developer will be removing and disposing of the stormwater and sanitary structures, as well as the soils contained within, and around, these structures. After removal of the structures and surrounding soil, end point soil samples will be taken from the walls and bottom of each excavation area. These end point soil samples will be analyzed under the NYSDEC Part 375 Environmental Remediation Program parameters, to ensure compliance to regulatory guidance values. The developer will be consulting with, and under the auspices of, the Nassau County Department of Health in order to reach regulatory compliance with these remediation activities. Environmental Maps, previous Phase I/II ESA reports, Tank Removal Reports, and all other relevant documents are included in Attachment 6.</p> <p>Construction activities have the potential to expose sensitive receptors to noise emissions that are normally unacceptable. To minimize this impact, construction activities will be limited to daylight hours during the work week when the majority of the residents will be at school or at work. The construction activities from the Proposed Project would not create significant impacts to sensitive noise receptors adjacent to the Project Area if the construction activities are limited to 8 AM to 6 PM on Monday through Friday. Construction activities would not occur in the late evenings and early mornings or on weekends and holidays. Noise impacts should be minor if these timing restrictions are implemented. Additionally, the Proposed Project will be completed utilizing engineered site plans and in accordance with all applicable Federal, State and local regulations, laws and permit requirements and conditions, including State and local</p>
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Hazards and Nuisances including Site Safety and Noise		building codes. The Proposed Project activities are not expected to generate excessive noise during the short-term construction work and will adhere to local noise control standards.
Energy Consumption	2	<p>This Proposed Project occurs in a dense urban area and will connect to existing infrastructure for its energy needs. This redevelopment project converting this site from undeveloped urban vacant lots into multi-family residential housing and commercial space will lead to increased energy consumption at the site. However, the design and construction of the project buildings are intended to meet or exceed NY Codes and Regulations.</p> <p>It is recommended that this development be built with a focus on environmental sustainability according to the ICC – 700 National Green Building Standard and Energy Star, as practicable. In this way, the proposed Project will support multi-family housing units that are “sustainable and energy-efficient,” in order to help residents keep costs down and to provide for a clean and healthy environment. It is recommended that energy efficient hot water heater systems, lighting, and Energy Star Appliance systems be installed.</p> <p>Moreover, the location of the Project in a densely developed area supports energy conservation in the form of reduced transportation needs to access local retail stores, grocery stores, banks, employment opportunities, and municipal services. Additionally, most of the residents and employees are expected to come from the area; therefore, there will be no overall adverse effect on the area’s energy consumption.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>According to the U.S. Census Bureau, the population in the Town of North Hempstead was 231,114 persons in 2016. Data for the year 2012 shows that there were 17,385 firms (business organizations) in the town of North Hempstead area.</p> <p>The Project would not significantly alter long-term employment and income patterns for the area. The Project is not likely to impact traffic and potential customer access to residences and businesses in the area, either during construction or operation. The Project will support temporary jobs during the construction period, and will provide housing in a central area that is serviced by public transportation, which could allow residents of the new residential units easy access to jobs within Nassau County.</p>

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Employment and Income Patterns		U.S. Census Bureau, town of North Hempstead, NY https://www.census.gov/quickfacts/fact/table/northhempsteadtoownnassaucountynewyork/LND110210
Demographic Character Changes, Displacement	2	<p>The property will offer quality, affordable living to the community at large. The project will include six (6) two-story residential buildings with 77 townhouse-style apartments and a building for a large community space with an adjacent patio area. Of the 77 units, 26 units will be set aside for residents earning 30% of the Area Median Income (AMI) and below, 3 units will be set aside for residents earning 40% of the AMI and below, 31 units will be set aside for residents earning 50% of the AMI and below, 16 units will be set aside for residents earning 60% of the AMI and below, and 1 one-bedroom apartment will be set aside for a live-in superintendent. The Project to convert undeveloped property into residential housing will not cause displacement of existing populations in this dense urban area.</p> <p>According to the U.S. Census Bureau data for the years 2012-2016, the median household income for the Town of North Hempstead was \$107,235; approximately 5.1% of persons lived below poverty level. This neglected, vacant property is targeted to be redeveloped into housing, which is one aspect of the greater vision for this area. The Project will not concentrate and/or isolate low-income or disadvantaged people.</p> <p>U.S. Census Bureau, town of North Hempstead, NY https://www.census.gov/quickfacts/fact/table/northhempsteadtoownnassaucountynewyork/LND110210</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>The area has 11 different school districts containing 27 Elementary Schools (Pre-k-5), 10 Middle Schools (6-8), 15 High Schools (9-12), 3 Alternative Programs (serving grades 6-12), and 3 Pre-k through Kindergarten Schools. The area also has institutions of higher education, such as Nassau Community College North Annex and Hofstra University, amongst others.</p> <p>The Town of North Hempstead's Public Library system has approximately 17 locations within the Town; the closest Public Library is Westbury Memorial Public Library, located approximately 1 mile of the proposed Project.</p> <p>According to the U.S. Census Bureau data the average number of persons per household in the Town of North Hempstead</p>

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Educational and Cultural Facilities		<p>between 2012 and 2016 was 2.97 persons. Using this number, the addition of 77 new units would increase the population of the area by approximately 229 persons. Given that about 22.9% of the population in North Hempstead is under 18 years old (2015), this project might add approximately 52 school-aged children to the area. However, it should be noted that the calculations above assume the total population increase is associated with residents moving in from areas outside of the Town of North Hempstead. As such, the addition of these school-aged children is not expected to adversely impact and/or exceed the capacity of the local school facilities, especially since most of the residents at the Proposed Project are expected to be currently residing within North Hempstead.</p> <p>North Hempstead Public Schools http://www.northhempstead.com/content/16257/19806/default.aspx</p> <p>State of New York, Office of Higher Education http://eservices.nysed.gov/collegedirectory/search?instType=3</p> <p>North Hempstead Library http://www.northhempstead.com/Libraries</p> <p>U.S. Census Bureau, Town of North Hempstead, NY https://www.census.gov/quickfacts/fact/table/northhempsteadtownnassaucountynewyork/LND110210</p>
Commercial Facilities	2	<p>Based on review of Google Maps there are commercial facilities within ¼ mile of the Proposed Project locations. Facilities include markets, restaurants, etc. The existing local facilities are sufficient to support the needs of the new residents, and the Proposed Project will not result in significant increases in the demand on local establishments. New residents and employees could frequent local commercial facilities, thus, supporting the local businesses.</p> <p>The new parking lot being constructed on the newly subdivided parcel along the southwest corner of the Project Area will be designated for shared use with the adjacent “Yes We Can” Community Center, this Project, and the adjacent Magnolia Gardens.</p>
Health Care and Social Services	2	<p>Nassau University Medical Center is located 3.3 miles from the Proposed Project location and serves as a regional referral, teaching hospital, and provides the highest level of care for Primary Care & Wellness, Trauma & Emergency Care, Specialized Medicine, and Radiology. This is the area’s largest provider of healthcare services. Other hospitals in the area</p>

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<p>Health Care and Social Services</p>		<p>include the Long Island Jewish Medical Center, located approximately 3 miles from the Project, and the Winthrop-University Hospital, located approximately 5.5 miles from the Project location. The number of units and residents associated with the construction of 77 new rental housing units will not significantly increase the demand on the health care systems within the Town of North Hempstead, as most of the anticipated residents are expected to be currently residing within North Hempstead.</p> <p>Social services are provided by a range of non-profit, local, State, and Federal agencies. The Nassau County Department of Social Services serves to protect, assist and empower economically disadvantaged individuals and families, and people with disabilities to achieve their maximum potential.</p> <p>Nassau University Medical Center http://www.numc.edu/</p> <p>New York State Services: Social Programs https://www.ny.gov/services/social-programs</p>
<p>Solid Waste Disposal / Recycling</p>	<p>2</p>	<p>The Proposed Project will convert currently undeveloped lots into residential housing and is anticipated to create minimal construction debris. Construction and demolition debris, and any documented or undocumented hazardous materials, will be appropriately disposed of by a licensed professional in legally compliant landfills.</p> <p>Construction debris that might be generated can include limited extra materials and material packaging associated with the construction of the building. These wastes would be disposed of in legally compliant landfills.</p> <p>The Proposed Project is located in an area serviced by the Town of Hempstead Solid Waste Management Authority. It is expected that most of the residents will come from within North Hempstead; therefore, the addition of 77 rental housing units in this already densely developed area is not expected to adversely affect existing sanitation services or pose a demand that exceeds the current capacity. Moreover, the added tax base associated with any new residents on this property will support these North Hempstead services. Property management should provide central garbage and recyclable collection services for the residential tenants.</p> <p>Town of North Hempstead Solid Waste Management Authority http://www.northhempstead.com/content/16255/18660/default.aspx</p>

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<p>Waste Water / Sanitary Sewers</p>	<p>2</p>	<p>The Proposed Project area is serviced Nassau County’s Wastewater Management Program; the Project Area will connect to the existing Nassau County sanitary sewer infrastructure. Consultation with Nassau County’s Department of Public Works indicated there was an anticipated sanitary discharge of 17,600 gallons per day for the completed project, and the Commissioner of Public Works noted that the existing sewer located in Grand Street currently has sufficient capacity, as did the Cedar Creek Water Pollution Control Plant. This letter is included as part of Attachment 13.</p> <p>The work will be performed in compliance with North Hempstead’s Building Code. The new structures will be designed in accordance with local and State codes, and are recommended to incorporate ICC – 700 National Green Building Standard and Energy Star features, which provide provisions for water and energy efficiency.</p>
<p>Water Supply</p>	<p>2</p>	<p>The water supply is a public water supply provided by the Westbury Water District. The Proposed Project will connect to existing water supply infrastructure in accordance with State and local building codes. Upon completion, the Project Area would increase demand on the Westbury Water District water supply services relative to the current conditions at the undeveloped property. However, it is not expected that the increased demand for water at this Proposed Project would adversely affect water supply management by producing excessive demand. Further, a letter from the Westbury Water District indicates that sufficient water is available to service the Proposed Project for both domestic water service and any fire service as applicable, included in Attachment 13.</p> <p>As reported by the New York City Department of Environmental Protection (NYC DEP), the national average indoor residential water use per day per person is 60-70 gallons per day. Utilizing the average number of persons per household in North Hempstead from the <i>Educational and Cultural Facilities</i> section above (2.97 persons per household) and working under the assumption that all residents will come from outside the Westbury Water District, there is an estimated increase of 229 new residents within the Westbury Water District under this Proposed Project. As such, there would be an increase in water demand for 13,740 – 16,030 gallons per day due to this Project. It should also be noted that in order to meet the technical requirements for the NYC Enterprise Green Communities Criteria, a letter from the Developer is included in Attachment 13 documenting the specifications for the low-flow plumbing fixtures.</p>

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Water Supply		<p>NYC DEC: Residential Water Use http://www.nyc.gov/html/dep/html/residents/wateruse.shtml</p> <p>NYC Housing Preservation & Development: Enterprise Green Communities Criteria https://www1.nyc.gov/site/hpd/developers/enterprise-green-communities.page</p>
Public Safety - Police, Fire, and Emergency Medical	2	<p>Police services are provided by Nassau County; the Proposed Project is located within the Third Precinct of the Nassau County Police. Fire and Emergency Medical services are provided by the Ninth Battalion - Westbury Fire Department, approximately 1 mile from the Proposed Project.</p> <p>Utilizing the average number of persons per household in North Hempstead from the <i>Educational and Cultural Facilities</i> section above (2.97 persons per household) and working under the assumption that all residents will come from outside the Third Precinct Police Department and Westbury Fire Department coverage area, there is an estimated increase of 229 new residents relative to current conditions. However, it is expected that most of the residents will come from within North Hempstead; therefore, the addition of the 77 rental housing units in this already densely developed area is not expected to adversely affect existing police, fire, or emergency medical services.</p> <p>Town of North Hempstead: Police Departments http://www.northhempstead.com/content/16257/19796/default.aspx</p> <p>Nassau County Police Department: Third Precinct https://www.pdcn.org/194/Third-Precinct</p> <p>Fire District Map of Nassau County https://www.nassaucountyny.gov/2111/Fire-District-Map-of-Nassau-County</p> <p>Town of North Hempstead: Fire Departments http://www.northhempstead.com/content/16257/27080/default.aspx</p>
Parks, Open Space, and Recreation	2	<p>Parks and recreation facilities are managed by the Town of New Hempstead and Nassau County. A review of area maps shows several parks located near the Proposed Project location. Eisenhower Park, located approximately 1 mile southeast of the Proposed Project location, is maintained by Nassau County and offers 930 acres of open space and recreation. The Proposed Project is also located within approximately 800 feet of the Town of North Hempstead's Martin "Bunky" Reid Park, which offers a community pool and other recreational</p>

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Parks, Open Space, and Recreation		<p>amenities. The Proposed Project will not result in the loss of parks or open space that is accessible to the public as the Proposed Project does not involve conversion of Open Space land use to residential use. Additionally, given the Proposed Project will involve residents that primarily are already living in the Town of North Hempstead, this Project will not significantly increase the demand for additional parks or open space and would not result in the deterioration of existing facilities.</p> <p>Town of North Hempstead, Parks & Recreation http://www.northhempsteadny.gov/parks</p> <p>Nassau County, Department of Recreation https://www.nassaucountyny.gov/2797/Eisenhower-Park</p>
Transportation and Accessibility	2	<p>Public transportation is easily accessible from the location of the Proposed Project. The Proposed Project Area is located in a densely developed urban area within the hamlet of New Cassel. One of the town of North Hempstead's strengths is its access to a wide variety of transportation options. The Nassau Inter-County Express (NICE), and the Metropolitan Transportation Authority (MTA) both provide bus options for traveling around and through the area. There are also train and subway options, provided by the MTA New York City subway system, the Long Island Railroad, and the Metro-North Railroad. The Proposed Project would not create a population that would necessitate the development of new transit service or create population demand that would exceed the capacity of current transportation infrastructure or transit service systems. Moreover, most of the residents and employees are expected to be currently residing within the Town of North Hempstead; therefore, there will be no overall adverse effect on the Town's transportation system.</p> <p>NICE bus service http://www.nicebus.com/Home.aspx</p> <p>MTA Bus, Subway, and Railway http://www.mta.info/</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	There are no unique or natural features located on or adjacent to the Proposed Project, as the Proposed Project is located within a densely developed urban area. The Proposed Project

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<p>Unique Natural Features, Water Resources</p>		<p>is located approximately 5.3 mile south of Hempstead Bay. The land for the Proposed Project Area is previously developed urban land not containing unique geological features. Thus, the Proposed Project would have no effect on unique or natural features.</p> <p>The Proposed Project does not involve groundwater withdrawal or the use of surface water. There is no surface water on or adjacent to the Proposed Project. The Proposed Project will not involve an increase in impervious surface area relative to the existing conditions. The Proposed Project includes development of a site connected to the public street and drainage systems. The proposed construction at the Project Area will not create storm water runoff that would adversely affect these drainage systems.</p> <p>Erosion and drainage control best management practices (BMPs) will be required to be implemented by the contractor during construction. No dewatering activities are proposed during construction or during normal operations at the Proposed Project.</p> <p>All work will be completed utilizing engineered site plans and in accordance with all applicable Federal, State and local regulations, laws and permit requirements and conditions, including State and local building codes. Thus, no potential impacts from erosion, drainage, or stormwater runoff are anticipated.</p>
<p>Vegetation, Wildlife</p>	<p>2</p>	<p>The Proposed Project will not introduce nuisance or non-indigenous species of vegetation. Moreover, the Proposed Project will involve construction of residential buildings located in a dense urban area. The Proposed Project will not damage or destroy rare, threatened, or endangered species or their habitat. The Project will have no effect on State or Federal threatened species, endangered species or species of concern. The Natural Heritage Map, USFWS Official Species List and IPaC Resource List, and USFWS No Effect Determination letter are annexed in Attachment 7</p>
<p>Other Factors</p>		<p>There are no other factors identified or evaluated for the proposed project.</p>

Additional Studies Performed:

- H2MGroup. *Phase I Environmental Site Assessment: 252 Grand Street, New Cassel, NY*; February 2008.
- Island Pump & Tank Corp. *Tank Excavation Assessment Report: Town of North Hempstead, 252 Grand St., Westbury, NY*; September 3, 2015.
- Nelson, Pope & Voorhis, LLC. *Phase I Environmental Site Assessment: 252 Grand Street, New Cassel New York*; December 29, 2017.
- Nelson, Pope & Voorhis, LLC. *Limited Phase II Environmental Site Assessment: 252 Grand Street*; April 18, 2018.
- Nelson, Pope & Voorhis, LLC. *Thermal Explosive Hazards Survey: Grand Street Property, New Cassel, NY*; April 2018.

Field Inspections (Completed by and date):

- Phase I Environmental Site Assessment: Cadalso, Caroline A.; January 25, 2008.
- Tank Excavation Assessment: IPT personnel; August 6, 2015.
- Phase I Environmental Site Assessment: McGinn, Jonathan; December 15, 2017.
- Limited Phase II Environmental Site Assessment: Nelson, Pope & Voorhis, LLC personnel;

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

- Federal Aviation Administration (FAA)
- Federal Emergency Management Agency (FEMA)
- United States Census Bureau
- United States Department of Agriculture (USDA)
- United States Department of Interior (USDOJ)
- United States Environmental Protection Agency (USEPA)
- United States Fish and Wildlife Service (USFWS)
- United States Geological Survey (USGS)
- National Parks Service (NPS)
- Natural Resources Conservation Service (NRCS)
- New York State Department of Environmental Conservation (NYSDEC)
- New York State Department of State (NYSDOS)
- New York State Historic Preservation Office (SHPO)
- Natural Heritage Program (NHP)
- Nassau County Department of Health

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Attachments:

1. Project Location Maps
 - a. Street Map
 - b. Topographic Map
 - c. Aerial Map
2. Project Design Plans
 - a. Grand Street Apartments – Residences, Community Room, & Site Improvements
3. Project Reference Maps
 - a. Airport Hazards Map
 - b. USFWS Coastal Barrier Resources System Map
 - c. NYSDOS Coastal Boundary Map
 - d. NYSDEC & NPS Wild and Scenic Rivers Map
 - e. NYSDEC Critical Environmental Areas Map
4. Floodplain Management and Wetlands Protection Determination
 - a. Floodplain Management and Wetlands Protection Determination Report
 - b. Appendix I
 - i. FEMA FIRMette Map
 - c. Appendix II
 - i. USFWS National Wetlands Inventory Map
 - ii. NYSDEC Wetlands Map
 - iii. NYSDEC Tidal Wetlands Map
5. CAA De Minimis Threshold Analysis & General Conformity Worksheet
6. HUD Environmental Standards Review
 - a. HUD Environmental Standards Review Report
 - b. HUD Environmental Standards Review Maps
 - i. NYS Environmental Report Maps
 - ii. EPA NEPAssist Map
 - c. Previous Environmental Reports
 - i. Phase I Environmental Site Assessment: 252 Grand Street (02/02/2008)
 - ii. Tank Excavation Assessment Report (09/03/2015)
 - iii. Phase I Environmental Site Assessment: 252 Grand Street (12/29/2017)
 - iv. Limited Phase II Environmental Site Assessment: 252 Grand Street (04/18/2018)
 - d. Environmental Reports
 - i. Thermal Explosive Hazards Survey (04/30/2018)
 - ii. Lead Based Paint Letter (04/30/2018)
 - e. NYSDEC Reports for Spills, Environmental Remediation Sites, or Bulk Storage Sites Located on, or within close proximity to, the Project Area
 - f. U.S. EPA-permitted Facilities located within 3,000 feet of the Project Area and in non-compliance with the EPA permit requirements
7. Endangered Species Consultation Documents
 - a. NHP Records Request Response (06/07/2018)
 - b. NHP Records Request Response (05/02/2018)
 - c. NHP Consultation Request (04/11/2018)
 - d. Invasive Species Compliance Letter
 - e. USFWS Consultation Package (06/06/2018)
8. Agricultural and NRCS Soil Resource Documents
 - a. New York State Agricultural Districts Map (2016)
 - b. USDA NRCS Soil Resource Report
 - c. USDA NRCS Shallow Excavation Report
 - d. USDA NRCS Farmland Classification Report
 - e. The New Cassel Urban Renewal Plan

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- f. Town of New Hempstead Zoning Map (03/18/2014)
9. State Historic Preservation Office Documentation
 - a. SHPO Response (06/07/2018)
 - b. SHPO Consultation Letter (02/02/2017)
 - c. Historic Resources Map
10. Noise Abatement and Control Documents
 - a. Project Noise Screening Analysis
 - b. HUD's Sound Transmission Class Guidance
11. EPA Sole Source Aquifer Documents
 - a. EPA Sole Source Aquifer Map
 - b. Revised Non-Housing / Project Activity Initial Screen (06/06/2018)
 - c. Non-Housing / Project Activity Initial Screen (04/10/2018)
 - d. EPA Determination Response (05/04/2018)
12. Environmental Justice Documents
 - a. NYSDEC Potential Environmental Justice Areas Map
 - b. U.S. EPA EJScreen Report (Version 2017)
13. Community Facilities and Services
 - a. Nassau County Department of Public Works Consultation
 - b. Westbury Water District Water Service Letter
 - c. Association for Energy Affordability, Inc. Water Conservation Letter
 - d. Town of North Hempstead Board Meeting: Resolution No. 221-2018
 - e. Town of North Hempstead Board Meeting: Resolution No. 273-2018
 - f. Town of North Hempstead Board Meeting: Resolution No. 298-2018

List of Permits or Approvals to be Obtained by the Developer:

- Re-Zoning Approval – Town of North Hempstead
- Variance Approval – Town of North Hempstead
- Site Plan Approval – Town of North Hempstead
- Final Building Permit – Town of North Hempstead
- 239 (f) Review – Nassau County
- SPDES General Permit for Stormwater Discharges (GP-0-15-002) – New York State Department of Environmental Conservation

Public Outreach [24 CFR 50.23 & 58.43]:

- Town of North Hempstead Board Meeting, April 17, 2018. Resolution No. 221-2018: *A Resolution reducing permit fees for the North Hempstead Housing Authority Development Project located at the site of the former Grand Street School, New Cassel and authorizing the authority to make applications on behalf of the Town Department of Building Safety, Inspection, and Enforcement in Connection with the Project.*
- Town of North Hempstead Board Meeting, June 5, 2018. Resolution No. 273-2018: *A Resolution setting a date for a public hearing to consider the application of the North Hempstead Housing Authority for site plan review for the premises located at the northeast corner of Grand Street and Broadway, New Cassel and designated on the Nassau County Land and Tax map as Section 11, Block 503, Lots 47 and 53.*
- Town of North Hempstead Board Meeting, June 5, 2018. Resolution No. 298-2018: *A Resolution authorizing the execution of an amendment to an agreement with the North Hempstead Housing Authority with regard to the transfer of the former Grand Street School, New Cassel.*

Cumulative Impact Analysis [24 CFR 58.32]:

The Proposed Project was evaluated according to the Project Design Plans included in **Attachment 2**. There are no other known future projects in the area of the Proposed Project that would create environmental or social impacts in the community. This project will have positive cumulative socioeconomic and aesthetic impacts on the neighborhood by promoting a neighborhood with mixed-income residents. It is expected that the Proposed Project will increase the Town's tax base, reduce blight, and encourage re-investment in the area. There are no adverse cumulative impacts identified for this Proposed Project on natural resources, socioeconomic conditions, cultural/ historic resources, or quality of life for residents of these neighborhoods. Thus, the Proposed Project will be in conformance with the Town's overall land use, zoning and plan goals for the site and neighborhood.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No Action Alternative [24 CFR 58.40(e)]:

The primary alternative for the Proposed Project is the "no action" alternative. This alternative means that there would be no work undertaken to mitigate or remediate the existing soil contamination on site or transform the vacant urban lots into multi-family residential housing that will provide affordable housing for prospective residents and to enhance the quality of life for residents of the area. The no action alternative would mean that the parcels could remain vacant, the existing environmental contamination would remain a potential hazard to the community, and the Town would not receive the increased tax base that would occur if the parcels were developed. This would mean a vital component of the plan to promote economic investment, preserve housing affordability and improve the quality of family and community life for this area might not be implemented due to lack of funds. The "no action" alternative would provide no affordable housing due to lack of financial support. Moreover, the project is consistent with the developed nature of the area, and there is no identified adverse impact to the quality of the natural or human environment. Thus, the "no action" alternative is not considered a feasible alternative in relation to the desired objective of providing more affordable housing options within the Town.

Summary of Findings and Conclusions:

The preceding Statutory Checklist and Environmental Assessment Checklist, and the discussion below, document that the Proposed Project work will comply with regulations in 24 CFR part 58 and that there are no direct or cumulative adverse environmental impacts anticipated as a result of the Proposed Project.

This environmental review was conducted in accordance with requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500) and 24 CFR Part 58 HUD NEPA requirements for Responsible Entities. As discussed in this document, the project required an Environmental Assessment and has been analyzed for compliance with related laws and authorities at 24 CFR 58.5 & 58.6. The analysis concluded that the project will not result in a significant impact on the quality of the human environment.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Any change to the approved scope of work will require re-evaluation by the Certifying Officer for compliance with NEPA and other laws and Executive Orders.

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This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal state and local laws. Failure to obtain all appropriate federal, state, and local environmental permits and clearances may jeopardize federal funding.

Law, Authority, or Factor	Mitigation Measure
<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>This project proposes residential use and will not significantly increase long-term ambient air quality. Short-term impacts on ambient air quality are expected due to construction. The project must comply with local requirements pertaining to allowable time and days of construction activities and must adhere to restrictions on idling time and other modifications that must be made to reduce air pollution due to construction equipment. It is recommended that low-VOC materials and inventory and energy star efficient equipment, should be used as practicable. Nassau County recommends that construction projects involving non-road diesel construction equipment operating in a small geographic area over an extended period of time implement the BMPs included in the Clean Air Section above to minimize the impact of diesel exhaust. During the construction of the Proposed Project, proper and routine maintenance of all vehicles and other construction equipment would be implemented to ensure that emissions are within the design standards of all construction equipment. Dust suppression methods should be implemented to minimize fugitive dust; in particular, wetting solutions would be applied to construction area to minimize the emissions of fugitive dust.</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>During the 2017 Phase I ESA and the 2018 Limited Phase II ESA associated with the 252 Grand Street property, ground penetrating radar discovered previously undocumented stormwater infrastructure and sanitary system structures. Soil sampling at these locations indicated elevated levels of Volatile Organic Chemicals, Semi-Volatile Organic Chemicals, and metals as compared to NYSDEC Part 375 Environmental Remediation Program regulatory guidance values. Based on the proposed residential use of the Project Area, the Limited Phase II recommends the contaminated locations be remediated under the auspices of the Nassau County Department of Health Personnel.</p> <p>Based on the proposed use of the Project Area, remediation/mitigation measures should be undertaken in order for the Project to comply with 24 CFR Part 50.3(i) and 58.5(i)(2). Proof of compliance in the form of engineering controls or “No Further Action” letters from the appropriate state department or agency will be required.</p> <p>The developer has confirmed that the following remediation/mitigation actions will be performed associated with the contaminated soil discovered during the Limited Phase II ESA</p>

<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>investigation. The developer will be removing and disposing of the stormwater and sanitary structures, as well as the soils contained within, and around, these structures. After removal of the structures and surrounding soil, end point soil samples will be taken from the walls and bottom of each excavation area. These end point soil samples will be analyzed under the NYSDEC Part 375 Environmental Remediation Program parameters, to ensure compliance to regulatory guidance values. The developer will be consulting with, and under the auspices of, the Nassau County Department of Health in order to reach regulatory compliance with these remediation activities. Environmental maps, previous Phase I/II ESA reports, Tank Removal Reports, and all other relevant documents are included as part of the HUD Environmental Report in Attachment 6.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>This project proposes residential use and will not significantly increase long-term noise levels. Short-term increases in noise levels are expected due to construction. The project must comply with local requirements pertaining to allowable time and days of construction activities and must adhere to restrictions on idling time and other modifications that must be made to reduce noise on construction equipment. Construction activities will be limited to daylight hours during the work week when most of the residents are at school or at work. The construction activities from the Proposed Project would not create significant impacts to sensitive noise receptors adjacent to the project sites if the construction activities are limited to 8 AM to 6 PM on Monday through Friday. Construction activities would not occur in the late evenings and early mornings or on weekends and holidays.</p> <p>Additionally, the Proposed Project will be completed in accordance with all applicable federal, state and local permit requirements and conditions. The proposed activities are not expected to generate excessive noise during the short-term construction work and will adhere to local noise control standards.</p>

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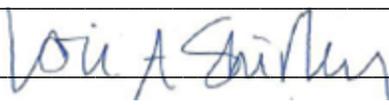
Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: July 18, 2018

Name/Title/Organization: Kristofer Mierisch, Senior Environmental Analyst

Certifying Officer Signature:  Date: July 18, 2018

Name/Title: Lori Shirley, Environmental Certifying Officer

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).