

PUBLIC NOTICE

COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI) AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

13 State Street Project

January 29, 2016

Name of Responsible Entity and Recipient: New York State Homes and Community Renewal (HCR), 38-40 State Street, Hampton Plaza, Albany, NY 12207, in cooperation with the New York State Housing Trust Fund Corporation (HTFC), of the same address. Contact: Lori A. Shirley (518) 474-0755.

Pursuant to 24 CFR Section 58.43, this combined Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds (FONSI/NOIRROF) satisfies two separate procedural requirements for Project activities proposed to be undertaken by HCR.

Project Description: The Governor's Office of Storm Recovery (GOSR), an office of HCR's HTFC, is responsible for the direct administration of the United States Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program in New York State. GOSR proposes to provide CDBG-DR funding to carry out the 13 State Street Project (the Proposed Project), located at 13 State Street, Schenectady, Schenectady County, New York.

Norstar Development USA L.P. is proposing to renovate the existing property, a vacant, former YMCA facility, to provide low-income housing for senior citizens, and commercial/community supportive facility space. The interior of the building would be renovated into a senior living complex, including 61 residential units and a community room, fitness room, kitchen, library/computer room, and a multipurpose room. Exterior improvements would include removal and replacement of existing fences, landscaping, and repaving and restriping parking and access areas.

The building is a 1926-era, four-story, masonry building with a 1968 building addition. The front of the 1st and 2nd floors was designed primarily for the YMCA's social and educational programs while the rear of the 1st and 2nd floors, were for the athletic/physical programs. The 3rd and 4th floors were entirely dormitory housing. The YMCA operations moved to a new location in the community in 2010, and the residential program moved to a new location in the summer of 2014. The Project site is zoned "C-4," Downtown Commercial District and "RH-2," Stockade Historic Residential District. Properties adjoining the Project site include offices, residential apartments, and houses to the north; residential apartments, an office, and a dry-cleaner to the east; State Street, a small park, a bus stop, commercial properties, and residential apartments to the south; and offices, commercial properties, and residential buildings to the west.

The Project would convert the existing building into a low-income, senior apartment complex, restoring the larger first-floor spaces for use as community rooms and a future commercial tenant, and adapting the smaller spaces and upper floors into apartments for seniors. A new elevator, four-story stairwell, and one-story handicap accessible back entrance would be constructed and the front entrance chair lift would be repaired. Exterior improvements would include cleaning and repair of brickwork and mortar following SHPO's preservation approval conditions.

There would be 61 residential units: 47 one-bedroom, one-bath units; 12 one-bedroom, one-bath units with dens; and two two-bedroom one-bath units. Amenities would include common area laundry facilities located on each floor and a community room, fitness room, kitchen, library/computer room, and a multipurpose room. Onsite parking would be available to tenants and staff. The existing utility connections would be retained.

The estimated total Project cost is \$18,284,000, funded with up to \$6,675,000 from the CDBG-DR program.

FINDING OF NO SIGNIFICANT IMPACT

An Environmental Assessment (EA) for the Proposed Project has been prepared in accordance with the National Environmental Policy Act of 1969 (NEPA) and HUD environmental review regulations at 24 CFR Part 58. The EA is incorporated by reference into this FONSI. Subject to public comments, no further review of the Proposed Project is anticipated. HCR has determined that the EA for the project identified herein complies with the requirements of HUD environmental review regulations at 24 CFR Part 58. HCR has determined that the Proposed Project would have no significant impact on the natural or human environment and therefore does not require the preparation of an environmental impact statement under NEPA.

Public Review: Public viewing of the EA is available online at <http://stormrecovery.ny.gov/environmental-docs> and is also available in person Monday – Friday, 9:00 AM – 5:00 PM at the following address: NYS Homes & Community Renewal, Governor's Office of Storm Recovery, 38-40 State Street, Albany, New York 12207. Contact: Lori A. Shirley (518) 474-0755.

Further information may be requested by writing to the above address, emailing NYSCDBG_DR_ER@nyshcr.org or by calling (518) 474-0755. This combined notice is being sent to individuals and groups known to be interested in these activities, local news media, appropriate local, state and federal agencies, the regional office of the U.S. Environmental Protection Agency having jurisdiction, and to the HUD Field Office, and is being published in "*The Daily Gazette*" a newspaper of general circulation in the affected community.

Public Comments on FONSI and/or NOIRROF: Any individual, group or agency may submit written comments on the Project. The public is hereby advised to specify their comments with "notice" and their address. Comments should be submitted via email, in the proper format, on or before Monday, February 15, 2016 at NYSCDBG_DR_ER@nyshcr.org. Written comments may also be submitted at the following address, or by mail, in the proper format, to be received on or

before Monday, February 15, 2016: Governor's Office of Storm Recovery, 38-40 State, Albany, New York 12207, Attention: Lori A. Shirley. Comments may be received by telephone by contacting Lori A. Shirley at (518) 474-0755. All comments must be received on or before 5pm on Monday, February 15, 2016 or they will not be considered. If modifications result from public comment, these will be made prior to proceeding with the expenditure of funds.

REQUEST FOR RELEASE OF FUNDS AND CERTIFICATION

On or about Wednesday, February 17, 2106, the HCR certifying officer will submit a request and certification to HUD for the release of CDBG-DR funds as authorized by related laws and policies for the purpose of implementing this part of the New York CDBG-DR program.

HCR certifies to HUD that Lori A. Shirley, in her capacity as Certifying Officer, consents to accept the jurisdiction of the U.S. federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows GOSR to use CDBG-DR program funds.

Objection to Release of Funds: HUD will accept objections to its release of funds and GOSR's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later). Potential objectors may contact HUD or the GOSR Certifying Officer to verify the actual last day of the objection period.

The only permissible grounds for objections claiming a responsible entity's non-compliance with 24 CFR Part 58 are: (a) Certification was not executed by HCR's Certifying Officer; (b) the responsible entity has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the responsible entity has committed funds or incurred costs not authorized by 24 CFR Part 58 before release of funds and approval of environmental certification; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Tennille Smith Parker, Director, Disaster Recovery and Special Issues Division, Office of Block Grant Assistance, U.S. Department of Housing & Urban Development, 451 7th Street SW, Washington, DC 20410, Phone: (202) 402-4649.

Lori A. Shirley
Certifying Officer
January 29, 2016