

**13 State Street Project, Schenectady, NY**  
**Environmental Assessment**

January 29, 2016

**Project Name:** 13 State Street

**Project Location:** 13 State Street, Schenectady, NY

**Federal Agency:** US Department of Housing and Urban Development

**Responsible Entity:** New York State Homes and Community Renewal

**Responsible Agency's  
Certifying Officer:** Lori A. Shirley, GOSR Certifying Officer

**Project Sponsor:** **Norstar Development USA, L.P**

**Primary Contact:** Lori Harris  
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**Project NEPA Classification:** 24 CFR 58.36 (Environmental Assessment)

|                               |   |
|-------------------------------|---|
| <b>Environmental Finding:</b> | <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.<br><input type="checkbox"/> Finding of Significant Impact - The project may significantly affect the quality of the human environment.  |
| <b>Certification</b>          | The undersigned hereby certifies that New York State Homes and Community Renewal 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. |
| <b>Signature</b>              | <br>Lori A. Shirley  |

**Environmental  
Assessment Prepared By:** Consultant: Tetra Tech, Inc.  
Address: 1999 Harrison Street, Suite 500  
Address: Oakland, CA 94612

### CERTIFICATION OF NEPA CLASSIFICATION

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2015 NYS CDBG-DR project, the 13 State Street Project are:

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

January 29, 2016

\_\_\_\_\_  
Date

Lori A. Shirley  
GOSR Certifying Officer

**CERTIFICATION OF SEQRA CLASSIFICATION**

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2015NYS CDBG-DR project, 13 State Street Project constitute a:

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

January 29, 2016

\_\_\_\_\_  
Date

Lori A. Shirley  
GOSR Certifying Officer

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

Norstar Development USA L.P. is proposing to redevelop the existing property located at 13 State Street in downtown Schenectady, New York (**Figure 1**). The property is occupied by a vacant, former YMCA facility, which would be renovated to provide mixed-income housing for senior citizens, and commercial/community supportive facility space. The building is a 1926-era, four-story, masonry building with a 1968 building addition (**Figures 2 and 3**).

The 13 State Street project (the Project) is located on an irregularly shaped 0.99 acre lot bounded by State Street to the south, adjacent properties to the west and east, and the Stockade National Register Historic District to the north. The building fills the south end of the lot, separated from the public sidewalk along State Street by overgrown landscaped areas and from the neighboring buildings to the west and east by narrow paved driveways. To the rear of the building is a paved surface parking lot. The pavement throughout is in poor condition.

The building is currently vacant. The front (south) of the 1st and 2nd floors was designed primarily for the YMCA's social and educational programs while the rear (north) of the 1st and 2<sup>nd</sup> floors, and the basement, were for the athletic/physical programs. The 3rd and 4th floors were entirely dormitory housing. The exercise/gym component of the YMCA moved to a new location in the community in 2010 and the residential program moved to a new location in the summer of 2014.

A small area of landscaping is located along State Street, and parking areas are located on the north and east sides of the building. The site has limited off-street parking of approximately 40 spaces. An alley runs along the west side of the building to the north parking area.

The current site is almost completely occupied by impervious surfaces associated with the building, parking lots, and access alleys. Only a small landscaped area in front of the building is not impervious (See **Figures 2 and 3**). Stormwater from the site runs into City of Schenectady-owned storm sewers. The building is currently served by all utilities including water, sewer, stormwater, electricity, gas, and telephone.

The Project site is zoned "C-4" Downtown Commercial District and "RH-2" Stockade Historic Residential District.

The Project site is located across the street from Schenectady County Community College, Liberty Park and Capitol District Transportation Authority's (CDTA) Bus Plus station stop. This location is one of the best served in the CDTA service area with eight different bus routes being served from the station. Across the street from the Project site is a stop for Greyhound Bus Lines and Adirondack Trailways. The Amtrak Station is located within 0.3 miles of the site.

Properties adjoining the Project site include offices, residential apartments, and houses to the north; residential apartments, office, and a dry-cleaner to the east; State Street, a small park, bus stop, commercial properties, and residential apartments to the south; and offices,

commercial properties, residential buildings to the west. Farther to the northwest is the Mohawk River.

Access to the Project site is from State Street, which extends from the Western Gateway Bridge over the Mohawk River into downtown Schenectady.

The Project would convert the existing building into a low-income, senior apartment complex, restoring the most significant first-floor spaces for use as community rooms (and for a future commercial tenant) and adapting the more utilitarian spaces and upper floors – which are currently laid out with a multitude of tiny dormitory rooms and communal toilet and shower facilities – into apartments for seniors.

Because the building is historic, rehabilitation and improvements would follow the conditions of the preservation plan approved by the State Historic Preservation Office (SHPO). The proposed Project would entail a gut rehabilitation of the existing vacant building and abatement of lead- and asbestos-containing materials pursuant to all State and federal requirements. Following abatement, the areas of the ground floor (entryway, lobby, and library/community room) that have historic significance would be renovated pursuant to the plan approved by the SHPO. The mechanical, electrical, and plumbing components of the building would be replaced, and the areas that once housed residential units would be demolished and reframed to reflect the new floor plans and residential unit count.

The interior would be renovated into a senior living complex, including 61 residential units (44,200 square feet) and approximately 4,470 square feet of common space for a community room, fitness room, kitchen, library/computer room, and a multipurpose room (**Figure 4**). Common area laundry facilities would be located on each floor. A new elevator would be installed, and the chair lift at the front entrance would be repaired. A four-story stairwell addition and one-story handicap accessible entrance would be constructed on the north elevation of the west wing, in the existing ell created between this elevation and the building addition constructed in 1968.

The existing utility connections would be retained. The exterior improvements would include cleaning and repair of brickwork and mortar following SHPO's preservation approval conditions. Exterior improvements would also include removal and replacement of existing fences, landscaping, as needed and repaving and restriping parking and access areas.

The Project plan includes creation of 61 residential units: 47 one-bedroom one-bath units averaging approximately 686 square feet; 12 one-bedroom one-bath with den units averaging 842 square feet; and two two-bedroom one-bath units of 1,268 square feet. The Project includes 29 units targeted to seniors with incomes of 50 percent or less of area median income (AMI), 24 units targeted to 60 percent or less of AMI, and eight units targeted to 80 percent or less of AMI.

The existing west driveway would serve primarily as a pedestrian walkway and be paved with stamped concrete and closed off with a gate at its south end. The east driveway and parking lot would be repaved with asphalt. Automobile access to the north parking lot would be by a driveway from Union Street, to the north of the property. The north parking area would also be repaired, repaved, and restriped. The two onsite parking areas would be available to tenants and staff of the building. There is additional off-site street parking that is available to the general public.

The Project plan also includes approximately 8,600 square feet of community service facility space to be located on the first floor of the building. The proposed first floor space is targeted for a tenant that would be beneficial not only to the senior tenants of the building but would also be a contributing use to the emerging downtown commercial redevelopment of downtown Schenectady.

Resiliency measures would be incorporated into the new design and the green building standards. The Project would meet Housing Finance Agency's (HFA) Mandatory Green Building guidelines, including but not limited to Energy Star appliances, use of native landscaping materials, use of water conserving fixtures, use of daylight sensors on any outdoor lighting, and the use of lead safe practices during renovation. The Project design would include use of the resiliency toolkit to include all measures that are feasible. The final development would not change the impervious character of the site.

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

In June 2013, Governor Andrew Cuomo set out to centralize recovery and rebuilding efforts in impacted areas of New York State. Although Schenectady County was not affected by Hurricane Sandy, this storm was the catalyst for the allocation of disaster relief funds under the Community Development Block Grant – Disaster Recovery (CDBG-DR) award. These funds are being used to assist not only counties that were devastated by Hurricane Sandy, but also counties such as Schenectady County that were severely impacted by Hurricane Irene and Tropical Storm Lee in 2011. The Governor's Office of Storm Recovery (GOSR) was established to administer the award funds, address communities' most urgent needs, and encourage the identification of innovative and enduring solutions to strengthen the state's infrastructure and critical systems. Operating under the umbrella of New York State Homes and Community Renewal (HCR), GOSR uses approximately \$3.8 billion in flexible funding made available by the U.S. Department of Housing and Urban Development's (HUD) CDBG-DR program to concentrate aid to four main areas: housing recovery, small business, community reconstruction, and infrastructure. Paired with additional federal funding that was awarded to other state agencies, the CDBG-DR program is enabling homeowners, small businesses and entire communities to build back and better prepare for future extreme weather events.

In 2011, Schenectady County was severely damaged by the combination of the effects of Hurricane Irene and Tropical Storm Lee. On August 28, 2011, Hurricane Irene made landfall in New York with tropical storm force winds, causing disastrous flash flooding, especially in the

eastern part of Upstate New York. The rains saturated the soils, wetlands reached their storage capacity, and the runoff in the area brought the streams and the rivers to near flood conditions. When Tropical Storm Lee hit the county 10 days later on September 7, 2011, the conditions caused by Irene were magnified and resulted in major flooding.

Schenectady was hard hit by Hurricane Irene and Tropical Storm Lee. Floodwaters poured into streets, homes, and buildings throughout Schenectady. The level of the Mohawk River rose as high as 28 feet above flood stage in the Stockade and East Front Street neighborhoods. Electricity was out for almost a week, and telephone service was limited. Residential areas were among the hardest hit. The damage was so significant that some residents were unable to return to their homes for six to nine months, and the community still struggles with homes that were abandoned as a result of damage caused by the storms.

([https://stormrecovery.ny.gov/sites/default/files/crp/community/documents/schenectady-rotterdam\\_nyrcr\\_plan.pdf](https://stormrecovery.ny.gov/sites/default/files/crp/community/documents/schenectady-rotterdam_nyrcr_plan.pdf)).

The New York Rising Community Reconstruction Program (NYRCR) for Schenectady County covers the City of Schenectady. The NYRCR Plan primarily discusses infrastructure and resiliency improvements. It also identifies the need to protect vulnerable populations and increase viable housing in safe, secure, pleasant, clean neighborhoods and provide resilient and sustainable housing choices for all income levels. The City of Schenectady has a population whose average income is well below the area median income (AMI). The 13 State Street Project would contribute to resiliency by providing resilient affordable housing for seniors outside of the 100-year floodplain and housing opportunities to those seniors that previously resided in areas with demolished and storm impacted buildings.

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

The City of Schenectady is located in Schenectady County and encompasses approximately 10.8 square miles. According to the American Community Survey estimates for 2013 (ACS 2013), the city has a population of 65,915. This represents a population decrease of 3,896 (0.33 percent) from the 2010 Census.

Although Schenectady has experienced a slight decline in population, Census data does not suggest a significant population change as a result of recent storm events. About 48.8 percent of occupied housing units were owner-occupied, and 51.2 percent were renter-occupied (ACS 2013). Home ownership occupancy in 2013 was approximately 99.1 percent, and rental occupancy was about 93.1 percent. Schenectady has undergone a decrease in the unemployment level; however, the percentage of individuals and of families below the poverty line has increased. Between 2010 and 2013, unemployment estimates decreased from 10.9 percent of the civilian labor force to 6.2 percent. In 2010, approximately 18.7 percent of all families and 21.0 percent of individuals had incomes below the poverty line. By 2013, these estimates increased to 25.0 percent of all families and 26.5 percent of individuals with incomes below the poverty line. The median household income in 2010 was estimated to be \$36,232,

and in 2013 it was \$36,673, a slight increase of about 1.2 percent; however, this value is within the margin of error for each estimate (Source: 34, 35).

Over the same period, the housing stock increased slightly, and the rate of homeowner and rental vacancy rates declined. Between 2010 and 2013, the housing stock increased by 2.4 percent from 31,894 to an estimated 32,677. The homeowner vacancy rate decreased from 5.0 percent to 0.9 percent, and the rental vacancy rate increased from 5.9 percent to 6.9 percent. The median house value declined by 9.5 percent, from \$121,600 to \$110,100, while the median monthly rent increased by 3.4 percent from \$796 to \$823. These conditions and trends point to a tight owner-occupied housing market, high rents relative to income and relative to increasing poverty rates, and a strong need for an increase in housing stock (Source: 34, 35).

### **Funding Information**

Funding for the Project would be derived from:

- HFA construction and permanent tax exempt bonds
- Community Investment Funds (CIF) from the Housing Trust Fund Corporation
- 4% Low-Income Housing Tax Credits (LIHTC) equity
- State and federal Historic Tax Credits, and
- Developer Equity.

**Estimated Total HUD Funded Amount:**

\$6,675,000.

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:**

\$18,284,000.

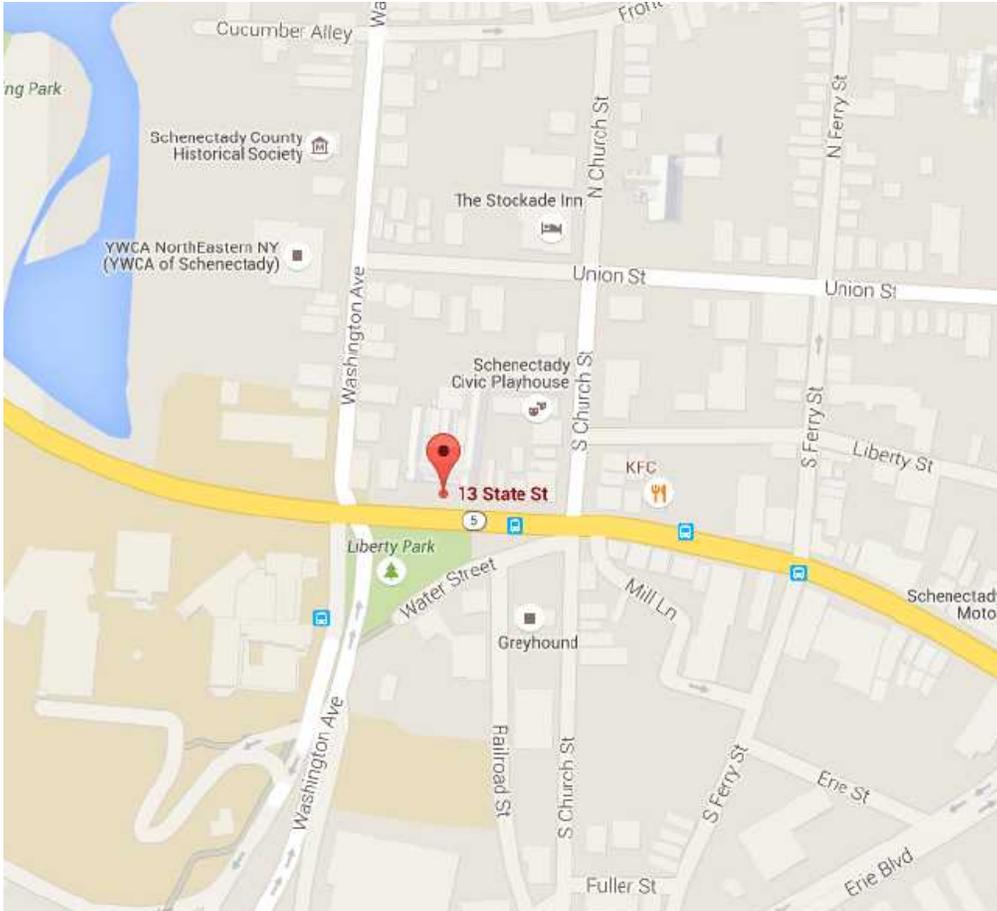


Figure 1 – Site Location

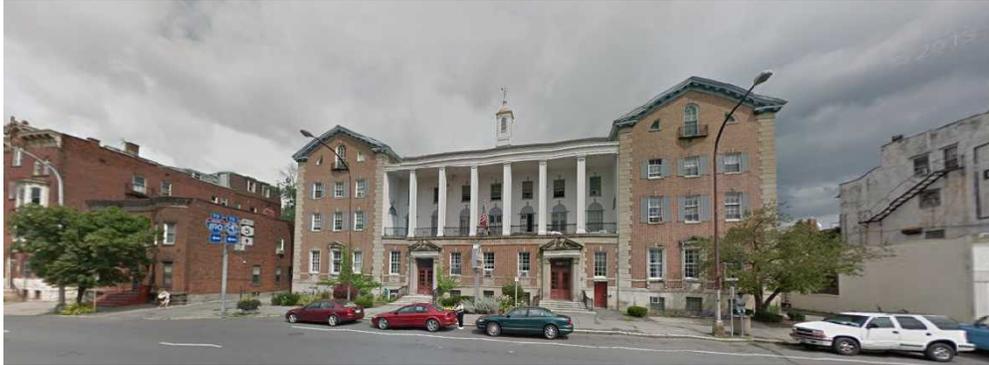


Figure 2 – Existing Building at 13 State Street.



Figure 3 - Aerial View of Project Site.



**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.

| <b>Compliance Factors:</b><br>Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6                                     | Are formal compliance steps or mitigation required?                       | Compliance determinations   |
|--|---|---|
| <b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>  |   |   |
| <b>Airport Hazards</b><br><br>24 CFR Part 51 Subpart D   | Yes    No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | Based on HUD guidance in Fact Sheet #D1, the National Plan of Integrated Airport Systems (NPIAS) was reviewed for civilian, commercial service airports near the Project site, as projects within 2,500 feet of a civil airport require consultation with the appropriate civil airport operator. The nearest airport to the Project site is the Schenectady County Airport in Scotia, approximately 4.1 miles away. No known military airports are within 15,000 feet of the Project site. The Stratton Air Base in Schenectady is outside this boundary. The site is not in an Airport Runway Clear Zone. No further assessment is needed.<br><br><b>Source: 3, 4</b> |
| <b>Coastal Barrier Resources</b><br><br>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501] | Yes    No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | The Project site is not in a Coastal Barrier Resources Area as defined by the State's Coastal Zone Management Program.<br><br><b>Source: 5, 6</b>   |
| <b>Flood Insurance</b><br><br>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act                                    | Yes    No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | The Project site is not in a Special Flood Hazard Area (SFHA). The Project site is also outside the 0.2-percent-annual-chance (or 500-year) flood hazard zone based on a review of the  |

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| of 1994 [42 USC 4001-4128 and 42 USC 5154a]   |   | FEMA FIRM (Map No. 36093C0154D for the City of Schenectady, New York (See <b>Appendix A: Floodplains</b> ).<br><b>Source: 7</b>   |
| <b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>                                     |   |   |
| <p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p> | <p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>The Project site is not included in the most recent listing of nonattainment or maintenance areas for inhalable particulate matter (PM2.5) or the 2008 8-hour ozone standard, as defined by the EPA Green Book Nonattainment Areas for Criteria Pollutants. It is listed as Marginal for the 1997 8-hour ozone standard.</p> <p>The Project would not require an NYS Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit. The Project activities would not substantively affect air quality.</p> <p>Because the Project involves rehabilitation of an existing building with operations consistent with past operations, it is consistent with the NY State Implementation Plan (SIP).</p> <p>Implementation of standard best management practices (BMP) would control dust and other emissions during construction. Air quality impacts would be short-term and localized. Air quality effects of permanent increases in traffic would be minimal. If the Project includes a generator, the sponsor must submit certification of compliance with the EPA Reciprocating Internal Combustion Engines rule prior to site altering activities. Negligible impacts on air quality would result, and further assessment is not required.</p> <p><b>Source: 8</b></p> |
| <p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>                     | <p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>The Project site is not in a coastal zone as defined by the State's Coastal Zone Management Program.</p> <p><b>Source: 5</b></p>   |

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| <p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p> | <p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> | <p>HUD policy requires that the proposed site and adjacent areas be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants of the property. The Project does not involve the use or storage of any toxic chemicals or radioactive materials.</p> <p>A Phase I Environmental Site Assessment (ESA) was done in June 2014 (updated in September 2015), and found no on-site recognized environmental conditions (RECs). However, two potential off-site RECs were identified: the dry cleaner adjoining the property on the east and up-gradient of the Project site has used halogenated solvents in the past; another dry cleaner that was located 243 feet to the southeast and up-gradient of the Project site also used halogenated solvents in the past. Given these dry cleaners' proximity, the ESA noted the potential for a vapor encroachment condition (VEC) that could impact the Project site and recommended a Phase II ESA to investigate. (See <b>Appendix B</b> for the Phase I ESA.)</p> <p>The Phase II ESA was conducted in September 2014. Sampling revealed the presence of chlorinated volatile organic compounds (VOCs) related to dry cleaning in the groundwater and soil vapor of the Project site. (See <b>Appendix B</b> for the Phase II ESA.)</p> <p>The applicant has committed to mitigating the RECs in accordance with all applicable regulations and disposal of all hazardous materials generated during demolition and renovation activities. (See <b>Appendix C</b> for Commitment Letters.)</p> <p>A design for a sub-slab depressurization system is being included in the final design that will be submitted to the NYS Housing Finance Agency. Radon testing would be</p> |
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|  |  | <p>conducted prior to occupancy. If testing indicated radon levels exceeding the EPA action levels, the radon mitigation system would be made active. All testing and mitigation would be done prior to occupancy. (See <b>Appendix C</b> for Certification Letters).</p> <p><b>Polychlorinated Biphenyls</b></p> <p>PCBs were widely used in equipment, such as transformers, capacitors, and hydraulic equipment until 1979, when the EPA regulated their use in this capacity. As part of the Phase I ESA, the Project site was inspected for the presence of equipment likely to contain PCBs. There were no records of the hydraulic fluid used in the elevator being replaced since it was originally constructed in 1926. It is possible that the hydraulic fluid contains PCBs. No other potential sources of PCBs were identified. (See <b>Appendix B</b>).</p> <p>The applicant has committed to mitigating the PCBs in accordance with all applicable regulations and disposal of all hazardous materials generated during demolition and renovation activities. (See <b>Appendix C</b> for Commitment Letters.)</p> <p><b>Lead-Based Paint</b></p> <p>Sampling for lead-based paint (LBP) was conducted in June and July 2014. All of the paint chip samples collected were determined to contain reportable quantities of lead. Samples from windows and the exterior doors on the balcony were found to have concentrations of lead above the EPA &amp; HUD "Lead Based Paint" "Federal Action Level" for a paint chip of 0.5% by weight.</p> <p>Any surface coated with paint is considered to contain some percentage of lead, based on the ages of the buildings, which were constructed between 1900 and 1930. Any alteration or repair, including painting and decorating shall</p> |
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|  | <p>meet the requirements of the Occupational Safety and Health Administration (OSHA) Construction Lead Standard (29 CFR 1926.62). Contractors would be alerted to the fact that the paint coating on surfaces in this Project is likely to contain lead, and contractors of each trade would be required to submit their written lead program prior to the start of work. The plan must identify potential sources of lead exposure and propose specific procedures to protect workers from those exposures.</p> <p><b>Mold</b></p> <p>Mold can have an adverse effect on human health and is a very common problem in houses that have flooded. While the Project site has not flooded, black mold was observed during the Phase I ESA on interior walls and ceilings and appeared to be related to pipe leaks. Because the Project involves rehabilitation, mold remediation would be performed for these areas. Required mold remediation would be done in accordance with New York City Guidelines on Assessment and Remediation.</p> <p>A certified industrial hygienist would provide verification of site clearance and submit a clearance report prior to permanent loan closing.</p> <p><b>Asbestos-Containing Materials</b></p> <p>Representative bulk samples of suspect asbestos-containing materials (ACM) were collected by NYS Department of Labor (NYS DOL) certified inspectors in June and July 2014 to determine the presence and quantity of ACM for abatement purposes prior to building demolition. The asbestos survey was conducted in accordance with NYSDOL Industrial Code Rule (ICR) 56 (See <b>Appendix B</b> for the Asbestos and Lead Paint survey report). A sample is considered to be asbestos</p> |
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|  |  | <p>containing if it contains greater than one percent asbestos by weight based on laboratory analysis. Friable and non-friable asbestos was found in samples of floor tiles, ceiling tiles, pipe insulation, window glazing compound, silver roof paint, felt roofing paper, stored roof shingles, and ACM debris and impacted materials.</p> <p>In accordance with 12 NYCRR 56, no demolition work would be commenced by any owner or agent prior to completion of asbestos abatement performed by a licensed asbestos abatement contractor. NYSOL regulations require that ACM that would be disturbed by demolition activities be removed prior to those activities. If suspect ACM not identified in the pre-demolition asbestos survey report is discovered during the demolition process, the presence, quantity, and location of the newly discovered materials would be conveyed within 24 hours to the building owner. Activities in the area of the ACM would cease immediately until a licensed asbestos contractor appropriately assesses and manages the discovered materials.</p> <p><b>Radon</b></p> <p>According to the EPA, the Project site is in Radon Zone 2, where the predicted average indoor radon screening level is between 2 and 4 picoCuries per liter (pCi/L), a moderate potential for elevated indoor radon levels. The average first floor radon level in Schenectady County homes was estimated to be 2.3 pCi/L. Average basement levels were estimated to be 4.91 pCi/L.</p> <p>A design for a sub-slab depressurization system is being included in the final design that will be submitted to the NYS Housing Finance Agency. Radon testing would be conducted prior to occupancy. If testing indicated radon levels exceeding the EPA</p> |
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|   |   | <p>action levels, the radon mitigation system would be made active. All testing and mitigation would be done prior to occupancy. (See <b>Appendix C</b> for Certification Letters).</p> <p><b>Source: 9, 10, 11, 12, 13, 14, 15</b></p>  |
| <p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p> | <p>Yes No<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>The US Fish and Wildlife Service (USFWS) online review process, completed September 8, 2015, indicated the threatened northern long-eared bat (<i>Myotis septentrionalis</i>) may occur on the Project site. No critical habitats were identified on the Project site.</p> <p>If present at the time, migratory birds could be affected or disturbed by exterior renovation activities (cleaning and repair of building exterior). To avoid these impacts, outside renovation activities should be scheduled outside the migratory bird nesting season. If it cannot be scheduled outside the nesting season, then pre-activity surveys for migratory bird nests should be conducted.</p> <p>The USFWS acknowledged the no effect determination on September 9, 2015. (See <b>Appendix D</b>, Endangered Species Consultation Letters).</p> <p>The New York Natural Heritage Program (NHP) consultation letter dated September 4, 2015, indicated that no records of rare or state-listed animals or plants, or significant natural communities, were found at the Project site or in its immediate vicinity (See <b>Appendix D</b>, Endangered Species Consultation Letters).</p> <p>The Project landscape plantings would not include prohibited and regulated invasive species identified by the NYSDEC. (See <b>Appendix Q</b>, Invasive Species Assurance Letter)</p> <p><b>Source: 16</b></p> |
| <p><b>Explosive and Flammable Hazards</b></p>   | <p>Yes No<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>The Project does not involve explosive or flammable operations. PSI Inc., performed an</p>  |

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| <p>24 CFR Part 51 Subpart C</p>  |   | <p>independent evaluation of thermal explosive hazards as they relate to the Project on September 15, 2015. A search of available aerial imagery and the NYSDEC Bulk Storage Program Database was performed to identify:</p> <ul style="list-style-type: none"> <li>• ASTs that store flammable or explosive gasses (i.e., propane) within a 1,000-foot radius of the Project site;</li> <li>• ASTs exceeding 100 gallons that store flammable or explosive liquids within a 1,000-foot radius of the Project site; or</li> <li>• ASTs that exceed 20,000 gallons and are within 1 mile of the site</li> </ul> <p>No facilities with registered or visible ASTs were found within a 1,000-foot radius of the Project site.</p> <p>There were no facilities with ASTs that exceed 20,000 gallons within a one-mile radius of the Project site.</p> <p>PSI conducted a field review and no outdoor ASTs that would constitute a thermal or explosive hazard were observed during the survey (See <b>Appendix E</b>, Thermal Explosive Hazards).</p> <p><b>Source: 9</b></p> |
| <p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p> | <p>Yes No<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>Soils at the Project site are classified as cut and fill land and are not prime farmland soils (See <b>Appendix F</b>, Soils). These soils do not qualify for Farmland Protection Policy Act regulatory protection.</p> <p><b>Source: 17</b></p>   |
| <p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>                              | <p>Yes No<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>The Project site is not in a Special Flood Hazard Area (SFHA). The Project site is also outside of the 0.2 percent-annual-chance (or 500-year) flood hazard zone based on a review of the FEMA FIRM (Map No. 36093C0154D for the City of Schenectady, New York (See <b>Appendix A</b>)).</p> <p><b>Source: 7</b></p>   |

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| <p><b>Historic Preservation</b></p> <p>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<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>The Project involves the renovation of an historic, neoclassical building constructed in 1926. The Project has undergone review by the New York State Historic Preservation Office (SHPO) and the National Park Service, in accordance with Section 106 of the National Historic Preservation Act. In a letter dated October 9, 2015, SHPO concluded their review and approval of the project and nominated the Project to the National Park Service (NPS) for listing on the National Register. In a second letter dated October 9, 2015, SHPO provided notice that the property has been listed on the State Register of Historic Places.</p> <p>NPS approved Part 1 of the Historic Preservation Certification Application on September 29, 2015, and approved Part 2 of the Application, listing the property on the National Register, on December 15, 2015. NPS determined that the rehabilitation is consistent with the historic character of the property and that the Project meets the Secretary of Interior's Standard for Rehabilitation.</p> <p>A formal certificate of rehabilitation can be issued after rehabilitation work has been satisfactorily completed.</p> <p>(See <b>Appendix G</b>, SHPO and NPS documents and correspondence).</p> <p>Consultation with the St. Regis Mohawk Tribe Historic Preservation Office was initiated on January 12, 2016. No response has been received at this time. (See <b>Appendix H</b>, THPO consultation).</p> |
| <p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>                                      | <p>Yes No<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>The site is approximately 12 miles from the Albany International Airport, 4.1 miles from the Schenectady County Airport and 3.6 miles from the Stratton Air Base. It is approximately 1,600 feet west of the Amtrak line and 1,800 feet west of the CP Rail line. It is not within</p>   |

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|  |   | <p>1,000 feet of a major roadway.</p> <p>Noise calculations, pursuant to the HUD Noise Assessment Guidelines, were performed in September 25, 2015. These calculations indicated that the noise environment would be in the acceptable category (Day/Night Noise Level [DNL] not exceeding 65 decibels [dB]). The noise contour map for the Albany International Airport shows the Project site is located well outside the 60 dB contour. The noise contour map for the Schenectady County Airport and Stratton Air Base shows the Project site is outside the 65 dB contour. HUD's electronic assessment tool, DNL Calculator, was used to assess the DNL for the combination of the airport and rail sources. Airport noise was assumed to be 60 dB for the calculations, based on the contours provided. The calculations showed the exterior noise level would be 64 dB DNL, which is considered acceptable (See <b>Appendix N</b>, Noise).</p> |
| <p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p> | <p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p> | <p>The Project site is located over the Schenectady-Niskayuna Sole Source Aquifer (SSA), according to the EPA NEPAAssist mapper.</p> <p>The Project involves renovation of an existing building and re-pavement of existing parking lots and alleyways. The Project renovation activities would not affect the sole-source aquifer. The Project would not increase the current amount of impervious surface (97 percent) at the Project site.</p> <p>The Project would not involve the operational use of hazardous or toxic substances and, as an affordable housing project, falls into the category of projects that EPA identified as posing little threat to aquifers.</p> <p>The Project's applicant submitted Preliminary SSA Review forms to the EPA on July 20, 2015. The EPA reply, dated August 31, 2015, determined that the Project would not pose a significant threat to the aquifer (See <b>Appendix</b></p>                         |

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|  |  | I, Sole Source Aquifer Review).<br><b>Source: 18, 19</b>  |
| <b>Wetlands Protection</b><br><br>Executive Order 11990,<br>particularly sections 2 and 5                  | Yes No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | According to NYSDEC and National Wetlands Inventory (NWI) wetlands data, there are no wetlands on or adjacent to the Project site (See <b>Appendix J</b> , Wetlands).<br><b>Source: 20, 21</b>  |
| <b>Wild and Scenic Rivers</b><br><br>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c) | Yes No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | There are no Wild and Scenic Rivers, as designated by the US Department of the Interior and NYSDEC, near the Project site.<br><b>Source: 22, 23</b>   |
| <b>ENVIRONMENTAL JUSTICE</b>   |  |   |
| <b>Environmental Justice</b><br><br>Executive Order 12898  | Yes No<br><input type="checkbox"/> <input checked="" type="checkbox"/> | The Project site is not within a potential Environmental Justice (EJ) area, as defined by NYSDEC based on data from the 2010 U.S. Census (See <b>Appendix K</b> , Potential Environmental Justice Areas). The Project would not raise EJ issues and would have no potential for new or continued disproportionately high and adverse human health and environmental effects on minority or low-income populations. The Project would benefit low- and moderate-income senior residents through the construction of new affordable housing.<br><br>The Project includes 29 units targeted to seniors with incomes of 50 percent or less of area median income (AMI), 24 units targeted to 60 percent or less of AMI, and eight units targeted to 80 percent or less of AMI.<br><b>Source: 24</b> |

**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 is provided and described in support of each determination. Credible, traceable and supportive source documentation for each authority has been provided. The necessary reviews or consultations have been completed and applicable permits or approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached. **All conditions and 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   |
|--|-------------|---|
| <b>LAND DEVELOPMENT</b>  |             |   |
| Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design | <b>1</b>    | <p>Allowable land uses in the City of Schenectady are determined by the City of Schenectady Comprehensive Plan 2020 finalized in March 2008. Within the overall plan, the Project site is inside the boundaries of the Stockade Neighborhood Plan.</p> <p>The current land use identified for the Project site in the Neighborhood Plan is Business with Stockade Historic Residential to the north. The Project site is zoned C-4 Downtown Commercial District and RH-2 Stockade Historical Residential District. (See <b>Appendix L</b> for land use and zoning maps).</p> <p>The Project is consistent with the goals and actions identified in the Neighborhood Plan to satisfy the “need more user friendly housing for singles and seniors in a mixed use and walkable area.” The recommended reuse options for the property in the Stockade Neighborhood include student housing for the Community College or market rate senior housing.</p> <p><a href="http://www.cityofschenectady.com/pdf/development/misc/citywideplan_feb08.pdf">http://www.cityofschenectady.com/pdf/development/misc/citywideplan_feb08.pdf</a></p> |

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|   |                 | <p><a href="http://www.cityofscheneectady.com/Schenectady2020/documents/NeighStockadeFinalDraftPlan.pdf">http://www.cityofscheneectady.com/Schenectady2020/documents/NeighStockadeFinalDraftPlan.pdf</a></p> <p>All necessary zoning and site plan approvals have been obtained. (See <b>Appendix L</b>, Zoning and Local Approvals).</p> <p>The Project is aligned with the need identified in the NYRCR for Schenectady County to protect vulnerable populations and increase viable housing in safe, secure, pleasant, clean neighborhoods and provide resilient and sustainable housing choices for all income levels. The Project would contribute to this effort by providing resilient affordable rental housing outside of the 100-year floodplain and housing opportunities to those seniors that previously resided in areas with demolished and storm impacted buildings.</p> <p><b>Source: 24, 25, 26</b></p>                     |
| <p>Soil Suitability/<br/>       Slope/ Erosion/<br/>       Drainage/<br/>       Storm Water<br/>       Runoff</p> | <p><b>3</b></p> | <p>Soils at the Project site are classified as cut and fill that are previously disturbed by development and in a dense urban setting. The Project does not include any excavation or new foundations. If any grading is required for re-pavement of the parking area, soils would be compacted per local building codes.</p> <p>According to the US Geological Survey (USGS) topographic map (see <b>Appendix M</b>, Topographic Map), slopes at the Project site are relatively flat.</p> <p>The development would connect to existing water, sewer, and storm drain infrastructure. The renovation work at the Project site would not create stormwater runoff that would adversely affect these drainage systems.</p> <p>Because the amount of ground disturbance at the site would be less than one acre, a State Pollutant Discharge Elimination System (SPDES) General Stormwater Permit is not required.</p> <p><b>Source: 17</b></p> |
| <p>Hazards and<br/>       Nuisances<br/>       including Site<br/>       Safety and<br/>       Noise</p>          | <p><b>2</b></p> | <p>The Project site is in areas affected by Hurricane Irene and Tropical Storm Lee, but, it is not within a 100-year or a 500-year flood hazard area. No other known natural hazards, including earthquake fault zones, landslide zones, or hazardous terrain, are at or near the Project site.</p> <p>The Project does not involve the use or storage of any toxic chemicals or radioactive materials.</p> <p>The Project site is within 1,600 feet of the Amtrak railroad line and 1,800 feet of the CP railroad line. The federal Department of</p>  |

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|                           |          | <p>Transportation, Federal Railroad Administration, and the New York State Rail Safety Inspection Program require safety monitoring and standards for freight and passenger service rail operations to ensure compliance with the Federal Railroad Safety Program.</p> <p>Per CFR 49 Part 212, State Safety Participation in conjunction with the Federal Railroad Administration requires NYS to provide the capability necessary to assure coverage of facilities, equipment, and operating practices through planned routine compliance inspections for all, or a specified part of, the territory of NYS. To this end, NYS is required to certify all safety inspectors in their respective discipline.</p> <p>Freight, intercity, and tourist railroads operating in NYS are required by the Rail Safety Bureau to provide immediate notification to the Rail Safety Inspection Section (RSIS) in case of spill or accident.</p> <p>The Project would generate noise during renovation activities. Most of the renovation activities would take place inside the building and would have negligible impact to neighbors. Exterior activities including exterior cleaning and repair and re-pavement activities would take place during normal working hours and would have minimal impact to neighbors.</p> <p><b>Source: 12, 13, 14, 15</b></p> |
| <p>Energy Consumption</p> | <p>2</p> | <p>The Project would seek certification under the 2011 Enterprise Green Communities Program. As a "Substantial Rehab" project, 13 State Street would have to achieve compliance with all of the mandatory Criteria applicable to that designation and 30 optional points to achieve Enterprise Green Communities Certification. The design will follow the Enterprise Green Communities building standard per the Green Communities Checklist. The design would include HCR/HFA Green Certificate Guidelines, including Energy Star standards and HFA/ADA compliance. Use of energy efficient HVAC systems; Energy Star lighting and appliances; low/no volatile organic compound paints primers, adhesives, and sealants; exterior landscaping using non-invasive species; water-conserving bathroom and kitchen plumbing fixtures; daylight sensors on exterior lighting; a passive radon reduction system in building; Green Label certified floor coverings; and a construction waste management program to recycle at least 25 percent of all construction waste would be used in the design.</p>  |

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|  |  | Electricity would be provided by National Grid. It is expected that the lighting and appliance improvements would reduce the energy consumption below that formerly used at the property.<br><b>Source: 33</b> |
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| Environmental Assessment Factor             | Impact Code | Impact Evaluation   |
|---|-------------|---|
| <b>SOCIOECONOMIC</b>                        |             |   |
| Employment and Income Patterns              | <b>2</b>    | <p>According to 2013 U.S. Census estimates, the median household income in the City of Schenectady was \$36,673. This compares to \$57,369 for the State of New York. The estimated median value of owner-occupied housing units in Schenectady in 2013 was \$110,100, compared to \$277,600 for the State of New York.</p> <p>Employment in Schenectady is widely distributed among several key industries and occupations. Approximately 27.8 percent of the population is employed in educational services and health care; 15.2 percent in retail trade; 13.0 percent in arts, entertainment, and recreation; and 10.9 percent in professional, scientific, and management, and administrative and waste management services.</p> <p>An estimated 105 temporary construction jobs would be created by the Project. Based on the number of associated employees, the Project is not expected to alter employment and income patterns.</p> <p>The Project would benefit employment and local income in the area by providing additional residents who would use local businesses and stimulate employment.</p> <p><b>Source: 27, 28</b></p> |
| Demographic Character Changes, Displacement | <b>2</b>    | <p>According to the 2013 U.S. Census estimates, the population of the City of Schenectady was 65,915. This represents a population decrease of 0.33 percent since 2010. In 2013, approximately 56.3 percent identified as Caucasian, 21.5 percent as black or African-American, 5.7 percent as Asian, 2.1 percent as two or more races, 0.8 percent as American Indian or Alaskan Native, 0.0 percent as Native Hawaiian and Other Pacific Islander, 4.1 percent as some other race, and 9.5 percent identified as Hispanic or Latino.</p> <p>The Project would involve the creation of 61 housing units in an existing building in an urban area that would increase the supply of rental apartments affordable to households earning up to 60 percent of AMI. The Project would provide affordable rental</p>   |

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|  |  | <p>housing for seniors, outside the floodplain, in a market area that lost rental and owned housing because of Tropical Storm Lee and Hurricane Irene. The Project would be expected to draw from the existing low-income senior population in the area, so no demographic changes are expected.</p> <p>The Project would not result in physical barriers or create difficult access thereby isolating or concentrating any particular population group.</p> <p>There are currently no residences or businesses on the Project site, so there would be no displacement.</p> <p><b>Source: 28</b></p> |
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| Environmental Assessment Factor          | Impact Code | Impact Evaluation  |
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| <b>COMMUNITY FACILITIES AND SERVICES</b> |             |  |
| Educational and Cultural Facilities      | 2           | <p>The Project would involve housing for seniors and would therefore not impact area kindergarten through high-school facilities. The Schenectady County Community College – Main Campus is 0.3 mile to the southwest and offers continuing education activities.</p> <p>Schenectady and the surrounding area have numerous cultural amenities that would be available to the residents of the 13 State Street apartments, including libraries, churches, museums, and historic sites. Proctor’s Theater is 0.4 mile from the Project location. The Schenectady County Historical Society and Museum, Schenectady Civic Players theatre, and Classic Theater Guild are all within 0.5 mile of the Project site. The Schenectady County Public Library is approximately 0.6 mile east of the Project site. There are nine churches within one mile of the Project site. The Project site is on the southern edge of the Stockade Historic District that features dozens of Dutch and English colonial houses dating from the 18th and 19th centuries.</p> <p>The Project would provide housing for a limited number of seniors and is designed to serve the existing population of the area. The small increase in the number of residents would not substantially increase the demand for nearby educational services or cultural facilities.</p> <p><b>Source: 29, 30, 31</b></p> |
| Commercial Facilities                    | 2           | <p>There are numerous commercial facilities near the Project site, primarily along State Street to the east and along Eire Boulevard to</p>  |

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|  |                 | <p>the south east, and clustered in the downtown central business district between Washington Avenue and Clinton Street and Union Street and State Street farther to the east. There are four major shopping plazas in Schenectady – Sheridan Plaza Shopping Center, Woodlawn Plaza Shopping Center, Crosstown Plaza Shopping Center, and Canal Square Mall Shopping Center. These facilities would adequately support the needs of the new Project residents. Although new residents would visit the existing commercial establishments in the neighborhood, the Project would not significantly increase the demand beyond existing capacity for existing commercial establishments.</p> <p><b>Source: 29, 30</b></p>   |
| <p>Health Care and Social Services</p> | <p><b>3</b></p> | <p>There are four hospitals and several health-care facilities in Schenectady. Ellis Medicine has a number of facilities in Schenectady that would be available to the residents, including its bariatric care center, Bellevue Women’s Center, Blood Draw Stations, McClellan Street Health Center, Ellis Hospital, imaging, and primary care facilities on Nott Street and McClellan Street. Sunnyview Rehabilitation Hospital, Saint Clare’s Hospital, Hometown Health Center, and the Schenectady VA Outpatient Clinic. The number of units and residents associated with the Project would not significantly increase the demand on the health-care system.</p> <p>Social services are provided by a range of nonprofit, local, state, and federal agencies. The Schenectady County Department of Social Services provides a variety of services to county residents. These services include Protective Services for Adults, Alien Eligibility Services, Child Support Enforcement Unit, Children and Family Services, Domestic Violence Services, Emergency Assistance, Employment Services, Family Assistance, Food Stamps, Foster Care and Adoption Services, Guide Dog Assistance Program, Home Energy Assistance Program, Housing/Homeless Services, Medical/Home Care Services, Medicaid Managed Care, Medical Assistance, Medical Services and Managed Care/Supplemental Security Income, safety net assistance, and Income Tax Preparation Assistance.</p> <p>The Project is not expected to exceed the capacity of providers because it is in an area well-served by existing health-care and social-service providers.</p> <p><b>Source: 29, 32, 33, 334, 35, 36, 37</b></p> |

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| <p>Solid Waste Disposal / Recycling</p> | <p><b>2</b></p> | <p>Construction debris would primarily be composed of materials from the demolition of interior building components and materials left over from construction. These materials include wood, piping, appliances, and other materials commonly found in residential construction. These wastes would be recycled by County Waste and Recycling. Non-recycled wastes would be disposed of in the Colonie Landfill in the Town of Colonie, New York.</p> <p>Lead-based paint and asbestos-containing construction debris, would be disposed of in accordance with applicable regulations at a suitable facility (e.g., Rapp Road Solid Waste Management Facility in Albany). (See <b>Appendix O</b>, Solid Waste).</p> <p>The Project would also use the services of County Waste and Recycling for ongoing waste disposal during operation of the facility.</p> <p>The waste handling and disposal facilities discussed above are adequately sized and would not be adversely impacted by this Project. (See <b>Appendix O</b>, Solid Waste).</p>   |
| <p>Waste Water / Sanitary Sewers</p>    | <p><b>3</b></p> | <p>Wastewater treatment in Schenectady is provided by the City of Schenectady Water and Wastewater Department. Wastewater is processed at the Schenectady Waste Water Treatment Plant.</p> <p>The Project is in a central area of the city that is served by existing wastewater and sewer services and infrastructure and would not require the installation of new wastewater collection infrastructure. The Project would connect to the city's sanitary sewers and wastewater treatment system. The Project is expected to generate approximately 6,050 gallons per day (gpd) of sanitary sewage. The City of Schenectady Water and Wastewater Department has indicated that it has adequate capacity to support the Project and that it would not adversely affect wastewater operations or treatment.</p> <p>Utilities components in the units would employ efficiency standards per local and state codes, the HCR mandatory green building and energy efficiency practices, and the New York State Energy Research and Development Authority (NYSERDA) Low-Rise Residential New Construction Program.</p> <p>No SWPPP is required for the Project as it is an internal renovation and the Project site is less than one acre. (See <b>Appendix C</b>, Commitment Letters).</p> <p><b>Source: 38</b></p> |

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| Water Supply                                       | 3 | <p>The City of Schenectady Water and Wastewater Department would provide drinking water to the Project site. This water system serves approximately 61,821 people in the City of Schenectady through 19,000 service connections. It also serve a portion of the Town of Niskayuna and a few customers in the Town of Rotterdam. In 2014, the system produced a total of more than five billion gallons of water. The daily average amount of water treated and pumped into the distribution system is 14,048,017 gpd. The City has indicated that the system is expected to have adequate capacity to provide water to the 13 State Street apartments. (See <b>Appendix P</b>, Commitment Letters).</p> <p>The City of Schenectady's water originates from the Great Flats Aquifer. Water from the aquifer is pumped into the system through a series of 12 70-foot drilled wells located at the treatment plant on Rice Road in the Town of Rotterdam. The Project would include all water conservation measures proscribed by the HCR mandatory green building and energy efficiency practices, the NYSERDA Low-Rise Residential New Construction Program, and local codes. The Project would not result in a significant demand on the city's water supply.</p> <p><b>Source: 39, 40</b></p> |
| Public Safety - Police, Fire and Emergency Medical | 3 | <p>Public safety services are provided by the City of Schenectady Police Department. The Schenectady Police Department is the seventh largest police department in the state. It provides such specialty services as: Special Investigations Unit, Forensics, K-9, Youth Aid, Counter-terrorism, Sniper Sharp-shooter, Hostage Negotiator, Motorcycle Patrol, Mountain Bike Patrol, and School Resource Officer. The department is located at 531 Liberty Street, approximately 0.5 mile north of the Project site.</p> <p>The Schenectady Fire Department has jurisdiction to provide fire suppression and emergency services at the Stockade neighborhood where the Project is located. The Project would increase the number of residents, which could increase the demand for emergency services. The fire department is committed to working with the community to ensure the provision of sufficient fire safety.</p> <p>The Schenectady Fire Department responds to electrical emergencies, hazardous conditions, hazardous materials, flooding, and almost any kind of accident or medical condition, and providing fire safety education. There are four fire stations in Schenectady: Station #1 – 360 Veeder Avenue, Station #2 – 1515 State Street,</p>                             |

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|   |                 | <p>Station #3 – Third Avenue, and Station #4 – Avenue A and Nott Street. Station #1 is closest to the Project site, at approximately 0.7 mile away. (See <b>Appendix P</b>, Emergency Services).</p> <p>The Project would provide housing for a limited number of seniors and is designed to serve the existing population of the area. The small increase in the number of residents would not substantially increase the demand for nearby police, fire, and emergency medical services.</p> <p><b>Source: 41, 42, 43</b></p>  |
| <p>Parks, Open Space and Recreation</p> | <p><b>2</b></p> | <p>Parks and recreation facilities are managed by the City of Schenectady Parks Department. These include the 25 parks in the city and the municipal golf course. Liberty Park is the closest to the Project site, across State Street. The small increase in the number of residents would not substantially increase the demand for additional parks or open space and would not cause the deterioration of the existing facilities.</p> <p><b>Source: 30, 44</b></p>  |
| <p>Transportation and Accessibility</p> | <p><b>2</b></p> | <p>Several major routes connect the Project site with the City of Schenectady and beyond. Interstate 890 (I-890) connects Schenectady to I-90 and the rest of the state. The interchange at Broadway provide access to and from the Project site to I-890. State Street is State Route 5. The CDTA provides bus service throughout Schenectady, Albany, Troy, and Saratoga. There are 11 CDTA bus routes through Schenectady, and the nearest bus station is at Liberty Park across State Street.</p> <p>Amtrak provides rail service in Schenectady with lines along Erie Boulevard. The Schenectady Amtrak station is located on Erie Boulevard, between Liberty Street and State Streets, 0.4 mile from the Project.</p> <p>The Project would not require the development of new transit service or create population demand that would exceed the capacity of current transportation infrastructure or transit service systems. On-site parking spaces for residents, visitors, and staff are included in the design.</p> <p><b>Source: 45, 46, 47, 48</b></p> |

| Environmental Assessment Factor          | Impact Code | Impact Evaluation  |
|--|-------------|--|
| <b>NATURAL FEATURES</b>                  |             |  |
| Unique Natural Features, Water Resources | <b>3</b>    | <p>The NYSDEC environmental resource mapper shows no unique natural features or surface water on or near the Project area. The Project site is densely developed urban land. Surrounding buildings consist of small businesses and residential buildings in a downtown urban setting. The Project site is fully developed and is bounded to the south by State Street, access alleys to the east and west and Union Street to the north.</p> <p><a href="http://www.dec.ny.gov/imsmaps/ERM/viewer.htm">http://www.dec.ny.gov/imsmaps/ERM/viewer.htm</a></p>  |
| Vegetation, Wildlife                     | <b>2</b>    | <p>The USFWS online review process indicated the threatened northern long-eared bat (<i>Myotis septentrionis</i>) may occur in the boundary of or may be affected by the Project. No critical habitats were identified on the Project site.</p> <p>If present at the time, migratory birds could be affected by construction activities. However, the renovation would be to the interior of the existing building and impacts to migratory birds is not expected. If construction on the outside of the building is required, these activities should be scheduled outside the migratory bird nesting season.</p> <p>On August 17, 2015, the Project Sponsor submitted a consultation report to the New York Natural Heritage Program (NHP) documenting the finding of the USFWS online review process. On September 4, 2015 stated NHP responded that they had no records of rare or state-listed animals or plants, or significant natural communities at the Project site or in its immediate vicinity. (See <b>Appendix D</b>, Endangered Species Consultation Letters)</p> <p>The Project landscape plantings would not include prohibited and regulated invasive species identified by the NYSDEC. (See <b>Appendix Q</b>, Invasive Species Assurance Letter).</p> <p><b>Source: 16, 17, 18</b></p> |
| Other Factors                            |             | Beyond those already addressed, no other factors were identified or evaluated for the Project.   |

**Additional Studies Performed:**

A Phase I Environmental Site Assessment was done in July 2014, and updated in September 2015. A limited Phase II Environmental Site Assessment was completed on September 24, 2014. A lead based paint and asbestos survey was conducted and bulk samples of suspect paint and ACM were collected by NYSDOL certified inspectors in June and July 2014. PSI Inc., performed an independent evaluation of thermal explosive hazards as they relate to the Project on September 15, 2015.

**Field Inspection**

PSI Inc., did a field inspection on May 19, 2014 as part of the Phase I Environmental Site Assessment and again on August 14, 2015 as part of the updated Phase I EAS. Additional field investigations were performed as part of the asbestos, lead-based paint and PCB caulk surveys and sampling for each building on June 13, 16 - 20, and July 22, 2014. As part of the evaluation of thermal explosive hazards, Ingalls and Associates, LLP, conducted a field review on August 11, 2015.

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

1. New York State. 2013. State of New York Action Plan for Community Development Block Grant Program Disaster Recovery (Action Plan, issued April 25, 2013, amended July 3, 2012) New York State. 2013.
2. New York State. 2013. NY Rising Housing Recovery Program Homeowner Guidebook (Guidebook) (revised December 12, 2013).
3. Federal Aviation Administration. Report to Congress – National Plan of Integrated Airport Systems. Internet Website:  
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#### **List of Appendices**

- Appendix A Floodplains
- Appendix B Phase I Environmental Site Assessment (Excerpts)
- Appendix C Certification Letters
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| Appendix I | Sole Source Aquifer Review            |
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**List of Permits and Approvals Obtained or Required:**

- On November 20, 2014, the City of Schenectady Department of Development approved the site plan for the 13 State Street Project.
- On December 17, 2015, the National Park Service approved the renovation plans.

**Public Outreach [24 CFR 50.23 & 58.43]:**

On January 29 2015, a combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds would be published in the Schenectady Gazette. Any individual, group or agency may submit written comments on the Environmental Review Record to:

Lori A. Shirley, GOSR, HCR  
38-40 State Street  
Albany, NY 12207  
(518) 474-0755  
NYSCDBG\_DR\_ER@nyshcr.org

**Cumulative Impact Analysis [24 CFR 58.32]:**

The Project is not expected to trigger cumulative impacts, including the degradation of important natural resources, socioeconomic resources, human health, recreation, quality of life issues, and cultural and historic resources. The Project is a renovation of an existing building and not of a scale large enough to contribute significantly to cumulative impacts. It would create positive impacts, as it would create new affordable housing built in an area that lost housing due to Hurricane Irene and Tropical Storm Lee.

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

**Proposed Project.** As fully described in this Environmental Assessment, the 13 State Street Project is being developed to address a long-standing need for affordable senior housing in the City of Schenectady. The Project would provide 61 apartments: 47 one-bedroom units, 12 one-bedroom units with dens, and two two-bedroom units. Fifty-one of the 61 units will be affordable to households earning up to 60 percent of AMI. This housing would comply with the City of Schenectady Comprehensive Plan 2020 and City of Schenectady and Town of Rotterdam NYRCR Plan. The Project is reliant on the requested funding for construction. Absent this funding, the Project would not be constructed, and the goals of replacement and redevelopment of vacant or deteriorated structures and providing affordable housing expressed in the referenced plans would not be realized.

**Alternate Housing Sites Alternative.**

The YMCA considered renovation of the 13 State Street YMCA building while retaining the “Single Room Occupancy” use. The YMCA determined that the space needed to satisfy the LIHTC tax credit rules requiring a bathroom and a kitchen for each unit, would not allow for enough units to house the existing number of residents (~178). The cost of the renovation was too prohibitive without the LIHTC credit. The YMCA eventually renovated a building in another location in Schenectady and moved its operations and residents to the new location.

Subsequently, the City of Schenectady considered alternative uses for the 13 State Street property including commercial office with or without ground floor retail space; classrooms or administrative office space for the Schenectady County Community College or other educational institution; or conversion to student housing. The City chose the Project in accordance with their goals of increasing the availability of resilient, sustainable, affordable housing for seniors, and supporting the business and facilities necessary to enhance the viability of Schenectady’s economy.

The alternate uses considered by the City would not involve the use of FHA funds and would not involve GOSR approval.

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

Not undertaking the Project would not be consistent with the goals and objectives of the City of Schenectady Comprehensive Plan 2020 and City of Schenectady NYRCR, and other local and state plans. The City and state would not realize their housing and land use goals because there would be no increase in the availability of resilient, sustainable, affordable housing for seniors, and no net addition of residents supporting the business and facilities necessary to enhance the viability of Schenectady’s economy. Without the Project, planning goals to revitalize downtowns and neighborhoods, would be delayed. These populations would continue to be underserved in the area, and residents displaced by Hurricane Irene and Tropical Storm Lee

would have fewer options to remain in Schenectady. Not constructing the Project would result in a loss of potential customers to businesses and services in the neighborhood.

**Summary of Findings and Conclusions:**

The proposed Project would be an appropriate use of the Project site. On November 20, 2014, the City of Schenectady City Planning Commission voted to approve the site plan for the Project. The Project would provide affordable housing for seniors consistent with local and state housing goals, and would affordable housing in an area close to existing health and social services. The goals and objectives of GOSR in response to addressing the most impacted counties affected by Hurricanes Sandy and Irene and Tropical Storm Lee would be achieved. The Project would not significantly alter the character or resources of the area. In some cases, the Project would result in potential benefits by providing needed housing and new employment. The proposed Project would not result in a significant impact on the quality of the human environment.

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

GOSR has summarized 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 or 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.

| Law, Authority, or Factor          | Mitigation Measure   |
|------------------------------------|--|
| Clean Air Act                      | All Project activities would comply with applicable federal, state, and local laws and regulations regarding construction emissions, including but not limited to NYCRR, NYSDEC Air Quality Management Plan, and the New York SIP. All necessary measures would be used to minimize fugitive dust emissions during activities, such as demolition of existing structures. The preferred method for dust suppression is water sprinkling.           |
| Contamination and Toxic Substances | All demolition activities would follow Lead-Safe Work Practices. All activities would comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to, the EPA RRP Rule (40 CFR 745.80 Subpart E), HUD's lead-based paint regulations in 24 CFR Part 35 Subparts A, B, H, J, and R, and the HUD "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing." |

|   |  |
|---|--|
| <p>Contamination and Toxic Substances</p> | <p>In accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York Department of Labor (Cited as 12 NYCRR Part 56), the National Emission Standard for Asbestos-Standard for Demolition and Renovation (40 CFR Part 61.145), and National Emission Standard for Asbestos-Standard for Waste Disposal for Manufacturing, Fabricating, Demolition, and Spraying Operations (40 CFR Part 61.150), asbestos abatement would be completed by a licensed asbestos abatement contractor prior to demolition work. NYSDEL regulations require that ACM that will be disturbed by the demolition be removed prior to demolition. If suspect ACM not identified in the pre-demolition asbestos survey report is discovered during the demolition process, the presence, quantity, and location of the newly discovered materials would be conveyed within 24 hours to the building owner. Activities in the area of the ACM would cease immediately until a licensed asbestos contractor appropriately assesses and manages the discovered materials. An asbestos operations and maintenance plan will be prepared prior to funding.</p> |
| <p>Contamination and Toxic Substances</p> | <p>Contaminated soils would be excavated, removed, and disposed of according to the applicable federal and NYSDEC regulations.</p>   |
| <p>Contamination and Toxic Substances</p> | <p>PCB-containing hydraulic fluid would be managed in accordance with the applicable federal and NYSDEC regulations.</p>   |
| <p>Contamination and Toxic Substances</p> | <p>Radon mitigation would be included for all Project properties. Mitigation measures would be in accordance with EPA Model Standards and Techniques for Control of Radon in New Residential Buildings (EPA 402-R-94-009) and EPA Passive Radon Control System for New Construction (EPA 402-95-012). The mitigation design must be submitted to the program architect for review and approval. Radon testing will be conducted in each building at the time of construction completion, with test results forwarded to the case manager to be placed in the case file prior to occupancy. A third-party air monitoring contractor must complete the final testing/clearance with certified results by an authorized</p>   |

|                                    |   |
|------------------------------------|---|
|                                    | testing laboratory. If radon testing indicates that the radon level exceeds the EPA action level of 4 pCi/L, additional mitigation would be applied until radon levels are demonstrated to be below recommended limits. All radon testing and mitigation measures would be conducted upon substantial completion, prior to occupancy. |
| Contamination and Toxic Substances | All Project-related solid waste materials would be managed and transported in accordance with the NYS solid and hazardous waste rules.  |

**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: January 29, 2016

Name/Title/Organization: Clifford Jarman, Senior Environmental Scientist, Tetra Tech, Inc.

Certifying Officer Signature:  Date: January 29, 2016

Name/Title: Lori A. Shirley, Certifying Officer, Governor's Office of Storm Recovery

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).

## Appendix A - Floodplains

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NNGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base Map** information shown on this FIRM was provided by the New York State Office of Cyber-Security and Critical Infrastructure Coordination. The digital orthoregistry dates from 2007, and was produced at an image pixel size of 1 foot ground surface distance.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp>.



This digital FIRM was produced through a unique cooperative partnership between the New York State Department of Environmental Conservation (NYSDEC) and FEMA. As part of the effort, NYSDEC has joined in a Cooperative Technical Partnership agreement to produce and maintain FEMA's digital FIRM.

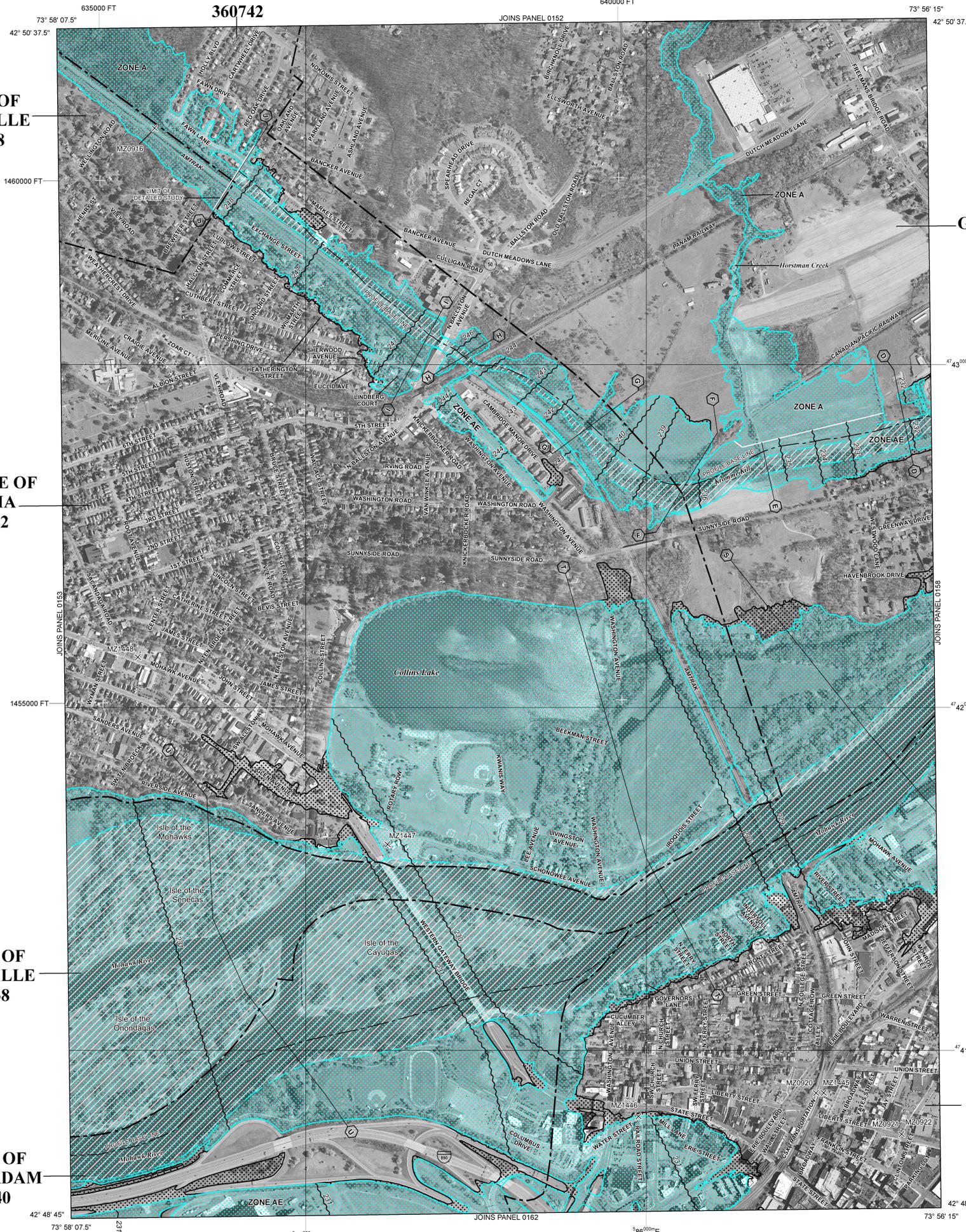
**TOWN OF GLENVILLE 360738**

**VILLAGE OF SCOTIA 360742**

**TOWN OF GLENVILLE 360738**

**TOWN OF ROTTERDAM 360740**

**VILLAGE OF SCOTIA 360742**



**LEGEND**

- SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE AE** No Base Flood Elevations determined.
- ZONE AH** Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AR** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE V** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE D** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet\*

\*Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18
- 5000-foot grid ticks: New York State Plane coordinate system, East zone (FPSZONE 3101), Transverse Mercator projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

MAP REPOSITORIES  
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP  
January 8, 2014

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0154D

**FIRM FLOOD INSURANCE RATE MAP**

for SCHENECTADY COUNTY, NEW YORK (ALL JURISDICTIONS)

**CONTAINS:**

| COMMUNITY            | NUMBER |
|----------------------|--------|
| GLENVILLE, TOWN OF   | 360738 |
| ROTTERDAM, TOWN OF   | 360740 |
| SCHENECTADY, CITY OF | 360741 |
| SCOTIA, VILLAGE OF   | 360742 |

PANEL 154 OF 257  
MAP SUFFIX: D  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER  
36093C0154D

EFFECTIVE DATE  
JANUARY 8, 2014

Federal Emergency Management Agency



## Appendix B – Environmental Site Assessments (Excerpts)

**Phase I Environmental  
Site Assessment Report**

**of**

**Norstar**

**13 State Street  
Schenectady, New York 12305**

**Prepared For:**

**Norstar Development USA, L.P.  
733 Broadway  
Albany, New York 12207**

**Prepared By:**

**Professional Service Industries, Inc.  
104 Erie Boulevard  
Schenectady, New York 12305**

**PSI Project No.  
0836699**

**Report Date: September 15, 2015**

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## GENERAL INFORMATION

**Project Information:**

0836699 - Norstar

**Project Number:** 0836699

**Consultant Information:**

Professional Service Industries, Inc. (PSI)

104 Erie Boulevard

Schenectady, New York 12305

**Phone:** 518.377.9841

**Fax:** 518.377.9847

**E-mail Address:** david.rotkowitz@psiusa.com

**Inspection Date:** August 14, 2015

**Report Date:** September 15, 2015

**Site Information:**

Norstar

13 State Street

Schenectady, New York 12305

County: Schenectady

**Latitude, Longitude:** 42.815600, -73.948600

**Site Access Contact:** Ms. Lori Harris

**Client Information:**

Norstar Development USA, L.P.

Ms. Lori Harris

733 Broadway

Albany, New York 12207

**Contract/Proposal#:** 0836-155771

**Authorization Date:** July 30, 2015

**Authorization Party:** Mr. Richard Higgins

**Site Assessor:**

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David Rotkowitz  
Staff Geologist

**Environmental Professional:**

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Gregory J. Ritter  
Department Manager

**Principal Consultant:**

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Gregory J. Ritter  
Department Manager

**Certifications:**

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Gregory J. Ritter - Department Manager

## 1 FINDINGS AND CONCLUSIONS

Professional Service Industries, Inc. (PSI) performed a Phase I Environmental Site Assessment (Phase I ESA) of the property at 13 State Street, Schenectady, New York 12305. The assessment included a Phase I ESA. PSI performed the assessment to comply with the contract between Norstar Development USA, L.P. and PSI. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

### 1.1 PHASE I ESA

The subject property consists of a 1.2 acre lot developed with a four-story masonry building with basement. The building was reportedly constructed in 1926 as a YMCA building. Utility entrances, the boiler heating system, maintenance areas, former swimming pool and former weight rooms are located in the basement. Several cores were drilled through the base of the swimming pool after its closure to prevent hydrostatic pressure issues. Former offices, a gym, old racket ball courts, boxing ring, kitchen, and leisure areas are located on the first floor. Floors two through four were used for residential purposes. A small area of landscaping is located in the front of the building along state street. Parking areas are located on the north side of the building and an ally runs along the west side of the building to the north parking area. The facility was most recently used as a residential facility for homeless men. At the time of the site reconnaissance the building was vacant and plans were in place to renovate the interior.

The subject property has been developed with the current YMCA building since at least 1926. Between 1884 and 1926 the subject property was used for residential purposes.

The north adjoining property is currently developed with an office building and residential apartments. The east adjoining property is currently developed as a dry cleaners. The south adjoining property, across state street is a bus stop and a park. The west adjoining property is currently developed with residential apartments and housing.

The north adjoining properties was previously used for offices, apartments and residence. The east adjoining property has been a dry cleaners since at least 1943. Prior to 1943 the property has been used as a residence and various other commercial uses. The south adjoining property across state street has had a bus stop since 1995 and a park since 1930. Prior to 1930 the property had been used for residential housing and a YMCA facility. The adjacent property to the west has been a residential property since 1884.

#### 1.1.1 SIGNIFICANT DATA GAPS

The Practice defines a Significant Data Gap as a gap that affects the ability to identify recognized environmental conditions. Findings and conclusions are subject to the limitations imposed by Significant Data Gaps.

#### 1.1.2 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

A historical REC, as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC, but has been adequately addressed to meet unrestricted use criteria established by a regulatory authority without being subject to any required controls. PSI has not identified the following historical RECs in association with the subject property.

- The subject property is listed on the NY SPILLS database with spill number 0207905 opened on October 29, 2009. Soil contamination was found during a

fuel oil tank closure. Further investigating was completed and no contamination was discovered. The spill was closed on June 26, 2003. PSI considers this a historical REC as regulatory closure was received and no contamination was identified.

### **1.1.3 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS**

A controlled recognized environmental condition (CREC), as defined in the ASTM Standard, is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the regulatory agency, with contaminants allowed to remain in place, subject to the implementation of required controls such as deed restrictions or engineering controls. By definition, a CREC is also classified as an REC because contaminants have been allowed to remain in place, which may not be acceptable for unrestricted use of the property. PSI has not identified any CRECs in association with the subject property.

### **1.1.4 RECOGNIZED ENVIRONMENTAL CONDITIONS**

PSI performed a Phase I Environmental Site Assessment in general accordance with the scope and limitations of ASTM Practice E 1527-13 of 13 State Street in Schenectady, New York, the property. Any exceptions to or deletions from this practice are described in Section 3.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

#### **ON-SITE CONDITIONS**

- A Phase II ESA conducted in August 2014, on the subject property, indicated concentrations above applicable standards of perchloroethylene (PCE) and trichloroethylene (TCE) have impacted the groundwater and soil vapor of the subject property. PSI considers the presence of these contaminants as a REC.

#### **OFF-SITE CONDITIONS**

- The adjacent property to the east has operated as a dry cleaners since at least 1943. Dry cleaners use solvents which can and have caused vapor encroachment conditions (VEC) due to impacted groundwater at the subject property. PSI considers this a REC.

## **1.2 RECOMMENDATIONS**

PSI recommends further groundwater and soil vapor investigation to determine the extent of groundwater impacts and to assess the buildings indoor air conditions.

## 2 INTRODUCTION

### 2.1 CONTRACT

The contract between PSI and our client, Norstar Development USA, L.P., including the proposal number/contract reference and the authorization date was summarized on the General Information section of this report:

### 2.2 THE USER

The Practice defines the "User" of the Phase I Assessment as:

"...the party seeking to use ASTM E1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice ..."

PSI considers our direct client to be the User of this report.

### 2.3 PURPOSE OF SERVICES

The purpose of our services was to generally conform with the Practice. The goal of the processes established by the Practice is:

"to identify Recognized Environmental Conditions "RECs" in connection with the property."

The purpose of the Practice:

"is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment (ESA) of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products.

As such, the Practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C."

The Environmental Protection Agency amended the "All Appropriate Inquiries Rule" at 40 CFR Part 312 to reference the Practice and make clear that persons conducting all appropriate inquiries may use the procedures included in the Practice to comply with the All Appropriate Inquiries Rule.

### 2.4 STANDARD OF CARE AND WARRANTIES

Our assessment is based on limited information collected under time and cost constraints, in general conformance with the Practice. Findings and conclusions derived from the methodologies described in the Practice contain all of the inherent limitations in the methodologies that are referred to in the Practice, including:

- No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with the property
- Our services were not intended to be technically exhaustive. There is a possibility that with the proper application of methodologies, conditions may exist on the property that could not be identified within the scope of the assessment(s) or that were not reasonably identifiable from the available information

- PSI did not independently verify the information we obtained from records or interviews, and PSI treated the information as reliable.
- Not every property warrants the same level of assessment
- Subsequent ESAs should not be considered valid standards to judge the appropriateness of a prior assessment. The observations and recommendations presented in this report are time dependent, and conditions will change. This report speaks only as of its date.

PSI did not perform any exploratory probing or discovery, perform tests, operate any specific equipment, or take measurements or samples to perform the ESA scope. The ESA was not a building code, safety, regulatory or environmental compliance inspection. The ESA is not intended to reduce the risk of the presence of mold and physical deficiencies conducive to mold nor the risk that mold or physical deficiencies conducive to mold may pose to the buildings and building occupants.

PSI has performed the services in a manner consistent with that level of care and skill ordinarily exercised by other members of our profession currently practicing in the same locality and under similar conditions, within the limitations of the Practice. No other warranties are implied or expressed.

## **2.5 RELIANCE**

Our client, Norstar Development USA, L.P., may rely on this report.

## **2.6 USE BY OTHER PARTIES**

This report was prepared pursuant to a contract between PSI and our client, Norstar Development USA, L.P. That contractual relationship included an exchange of information about the property and the purpose of our work that was unique and serves as the basis upon which this report was prepared. Because of the importance of these understandings, our assessment may not be appropriate or sufficient for the intended purposes of another party.

Reliance or any use of this report by anyone other than those parties identified above for which it was prepared, except with express written permission, is prohibited and therefore not foreseeable to PSI. Any unauthorized reliance on or use of this report, including any of the information or conclusions contained herein, will be at such third party's risk. No warranties or representations expressed or implied in this report are made to any such third party.

Third party reliance letters may be issued

- upon timely request
- subject to the permission by our original client and
- payment of the then-current fee for such letters.

All third parties relying on our report, by such reliance, agree that such reliance is limited by our proposal and/or General Conditions, as applicable.

### 3 SCOPE AND METHODOLOGY

PSI performed a Phase I ESA of the subject property. The scope of our services and general methodology is presented below.

The information sources that PSI used, including published material, material obtained from commercial and other sources, is listed below and cited as it is presented in the report. The information or excerpts thereof is appended.

#### 3.1 PHASE I ESA

This assessment included four components:

- Records review;
- Reconnaissance;
- Interviews; and,
- Preparation of this report, including our evaluation.

##### 3.1.1 RECORDS REVIEW

##### PHYSICAL SETTING SOURCES

The sources that PSI reviewed to assist with the physical setting of the site to assist with the interpretation of subsurface water movement are tabulated below.

**Summary**

| Source Name                     | Year Published/Issued                         |
|---------------------------------|---|
| USGS 7.5-Minute Topographic Map | 1954, 1980 - Schenectady, New York Quad       |
| USGS 15-Minute Topographic Map  | 1898, 1930, 1964 - Schenectady, New York Quad |

##### ENVIRONMENTAL REGULATORY INFORMATION

PSI retained Environmental Data Resources, Inc. (EDR) to provide environmental information attributed to the subject property and its surroundings. EDR obtains environmental records published by local, state, tribal, and federal agencies and maps the information for electronic searches

The search was performed to Approximate Minimum Search Distances (AMSD) listed in ASTM E 1527-13.

##### FREEDOM OF INFORMATION (FOIA) REQUESTS

PSI often submits requests under the Freedom of Information Act (FOIA) or its State or local equivalent. In some cases, PSI does not submit such requests since the information is available through informal information requests, interviews or other methods.

The FOIA reviews that we submitted and the outcomes are tabulated and discussed below.

| FOIA Request                                      |          |
|---|----------|
| Agency  | Response |
| New York Department of Environmental Conservation | No       |
| New York Department of Health                     | No       |
| City of Schenectady                               | Yes      |

## REGULATORY AGENCY AND RECORDS REVIEWS

The Practice provides that if the subject property or any adjoining properties are identified on one or more of the standard environmental record sources in 8.2.1, pertinent regulatory files and/or records associated with the listing should be reviewed, subject to the discretion of the EP. PSI did not consider such file review necessary to assess the property.

## HISTORICAL USE INFORMATION

PSI used USGS Topo maps to provide information about the history of the subject property and its surroundings. PSI also reviewed other historical resources. The resources PSI reviewed are tabulated below.

| Historical Resources |  |             |
|----------------------|--|-------------|
| Source Type          | Years Reviewed   | Source      |
| USGS Topo Maps       | 1898, 1930, 1954, 1964, 1980   | EDR/USGS    |
| Aerial Photographs   | 1942, 1952, 1977, 1986, 1995, 1997, 2006, 2009, 2011                                     | EDR         |
| Fire Insurance Maps  | 1884, 1889, 1894, 1900, 1914, 1930, 1951, 1988, 1989, 1900, 1992, 1993, 1994, 1995, 1999 | EDR/Sanborn |
| Street Directories   | 1938, 1943, 1947, 1953, 1958, 1963, 1968, 1992, 1995, 1999, 2003, 2008, 2013             | EDR         |

## RECORDED LAND TITLE RECORDS

PSI did not review land title records to obtain information about the current and past owners of the subject property and past uses and tenancies.

## USER-PROVIDED INFORMATION: LIENS, AULS AND OTHER INFORMATION

The Practice requires that the User provide information about Environmental [Cleanup] Liens and Activity and Use Limitations (AULs) currently recorded against the property and indicates that the User should engage a title company to do the review or negotiate such engagement as an addition to the environmental professional's (EP) services. In addition, the Practice suggests that the User provide the EP with certain other information about the property and the reason for the Phase I ESA.

PSI sent a questionnaire to our client requesting this information. The completed questionnaire is appended.

## HELPFUL DOCUMENTS AND PROCEEDINGS

The Practice requires that the environmental professional ask the property owner, the key site manager (if any is identified), and the User for certain helpful documents about the property and certain legal proceedings involving hazardous substances and the subject property.

The responses documenting the persons we contacted and relevant information obtained are appended where practical. If such documentation was too large to append, it is available at the PSI office that prepared this report.

## RECONNAISSANCE

The ground reconnaissance consisted of observing the periphery of the subject property and viewing the subject property from accessible adjacent public access areas. PSI systematically toured the interior portions of the subject property to provide an overlapping field of view. The peripheries of surface features and/or structures,

where present on the subject property, were observed along with accessible interior common areas. PSI photo-documented selected features that we encountered during our reconnaissance.

Reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas.

## INTERVIEWS

PSI made reasonable attempts to interview selected persons having knowledge of the uses and conditions of the subject property, past and present. A list of the persons that PSI interviewed and attempted to interview, along with our interpretations is presented in the Interview section of this report.

## VAPOR ENCROACHMENT SCREENING

Vapor encroachment is an evolving matter associated with the potential for chemicals of concern (COC) to migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the property. The Practice requires the EP to evaluate:

*the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.*

The term "hazardous substance" used in CERCLA is not limited to solids and liquids and USEPA has taken the view that the vapor phase of volatile hazardous substances shall be considered and addressed under CERCLA. Additionally, humans may be subjected to subsurface vapor if subsurface volatile chemicals migrate into occupied buildings through cracks and penetrations in the building floor.

### Use of Standard Guide E2600-10

ASTM developed E2600-10 "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" (E2600). The purpose of the guide is

*to provide practical guidance and a useful process for conducting a vapor encroachment screen (VES) on a property parcel involved in a real estate transaction in the United States of America with respect to chemicals of concern (COC) that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the property.*

*The goal of this VES is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of COC vapors in the sub-surface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater either on or near the property as identified by certain procedures.*

The Practice references E2600 but does not endorse its use, nor any other process for the assessment of soil vapor. PSI considers the goal described in E2600 to be consistent with the goal of the Practice. Based on our experience, we consider the processes in E2600 to be customary practice for conducting a VES for a commercial property transaction. Therefore, PSI's assessment of soil vapor is based on the processes described in E2600.

### Methodology

E2600 VES uses information collected as a normal part of the Practice. PSI proposes to

- establish a nominal Area of Concern (AoC) using E2600 Approximate Minimum Search Distances (AMSD)
- reduce or expand the distances based on known or inferred groundwater flow directions and other information regarding the subsurface conditions in the area

- identify potential vapor source sites within the AoC using:
  - environmental records
  - historical records and
  - other provided information

PSI will evaluate the identified potential sources and determine for each if:

- A VEC exists or likely exists;
- A VEC cannot be ruled out; or
- A VEC can be ruled out because a VEC does not or is not likely to exist.

For those sites where PSI determines that a VEC exists or likely exists, PSI will determine whether or not the condition represents a REC. PSI will discuss its evaluation of VECs in the section of this report where the potential source condition is first encountered.

### **3.2 LIMITATIONS, EXCEPTIONS, DEVIATIONS AND DATA GAP**

PSI considers that limitations, exceptions, and deviations from the Practice manifest as a lack of or inability to obtain information required by the Practice. This represents the definition of the 'data gap' contained in the Practice.

PSI listed the component objectives of the Practice on the appended Data Gap Worksheet and tracked the information obtained against the objectives. Therefore the limitations, exceptions and deviations are identified in the Worksheet.

In general, when required information was incomplete, not provided, otherwise not obtained, or indicated a need for additional information, PSI attempted to use information from other sources to meet the Practices' performance objectives. When the data gaps affected the Environmental Professional's ability to identify RECs, PSI considered the data gap(s) to be significant. PSI identified significant data gaps (if any) on the Data Gap Worksheet and reported them in Section 1.

### **3.3 SIGNIFICANT ASSUMPTIONS**

PSI made the following assumptions in developing our Phase I ESA findings and conclusions:

- Regulatory Agency Information - PSI considers all information provided by our environmental database subcontractor regarding regulatory status of facilities to be complete, accurate, and current.
- Other Regulatory Information - PSI considers all information obtained from regulatory or enforcement agencies to be complete, accurate, and current.
- Title, Lien and AUL Information - PSI considers all information provided by real estate title record review firms regarding property use or ownership, encumbrances or other limitations to be complete, accurate and current.
- Interviews - PSI considers all information provided through interviews to be complete, unbiased and provided in good faith.

## 4 USER-PROVIDED INFORMATION

### 4.1 USER'S RESPONSIBILITIES

#### 4.1.1 ENVIRONMENTAL LIENS

Our client, Norstar Development USA, L.P., returned PSI's questionnaire indicating NO to the question: "Are you aware of any environmental cleanup liens against the property that are filed under federal, tribal, state or local law?" Our client did not provide supporting documentation. The completed questionnaire is appended.

#### 4.1.2 ACTIVITY AND USE LIMITATIONS

Our client, Norstar Development USA, L.P., returned PSI's questionnaire indicating NO to the question: "Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?" Our client did not provide supporting documentation. The completed questionnaire is appended.

### 4.2 SUGGESTED INFORMATION

Our client, Norstar Development USA, L.P., provided PSI with the following suggested information described by the Practice.

- The reason for performing the Phase I ESA.
- The type of property and type of property transaction.
- The complete and correct address for the property.
- The scope of services desired for the Phase I ESA.
- Identification of all parties who will rely on the Phase I ESA report.
- Identification of the site contact and how the contact can be reached.

### 4.3 HELPFUL DOCUMENTS

Documents provided to PSI are tabulated and summarized below, and are included, where practical in the Supplemental Documentation appendix. If a document is not appended, it is available for review at the PSI office that prepared this report during normal business hours.

#### Summary

|                      |   |
|----------------------|---|
| <b>Report Title:</b> | Phase I Environmental Site Assessment Report of Former YMCA Building 13 State Street Schenectady, New York 12305  |
| <b>Prepared For:</b> | Schenectady Metroplex Development Authority   |
| <b>Prepared By:</b>  | PSI   |
| <b>Report Date:</b>  | 06/04/2014  |
| <b>Summary:</b>      | This Phase I ESA identified two off-site RECs which it recommended further action. The report identifies Save Mor Cleaners as the adjacent property to the east of the subject property which operated as a dry cleaners from at least 1951. A second drycleaners is identified at 107 S Church Street, approximately 243 feet southeast of the subject property and upgradient with respect to anticipate regional groundwater flow direction. This drycleaners appears to have operated from 1951 to at least 1997. Based on the proximity of these drycleaners to the subject property this report concluded that vapor encroachment conditions could exist that |

|                      |  |
|----------------------|--|
| <b>Summary:</b>      | impact the subject property. The report recommends conducting a Phase II ESA to identify if these off-site RECs have impacted the subject property.  |
| <b>Report Title:</b> | Phase II Environmental Site Assessment of Former YMCA Building 13 State Street Schenectady, New York 12305   |
| <b>Prepared For:</b> | Schenectady Metroplex Development Authority  |
| <b>Prepared By:</b>  | PSI  |
| <b>Report Date:</b>  | 09/24/2014   |
| <b>Summary:</b>      | The objective of this report was to determine if the subject property was impacted by chlorinated solvents from the historical use of the adjacent and nearby properties which operated as dry cleaners as identified in the June 2014 Phase I. Soil, groundwater, and soil vapor samples were collected along the property boundary of the adjacent property to the east. The sampling results indicated that the presence of chlorinated VOCs related to the dry cleaning industry in the groundwater and soil vapor impacted the subject property. This report recommends additional investigation of soil vapor of the building sub-slab, the building indoor air and site groundwater to determine the necessity and extent of potential mitigation measures for protection of the subject property. PSI considers the presence of these contaminants as a REC. |

#### 4.4 PROCEEDINGS

Our client, Norstar Development USA, L.P., returned PSI's questionnaire indicating 'No' to the question: "Pursuant to ASTM E 1527-13 Section 10.9, as the user of this ESA do you know of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?"

## 5 PHYSICAL SETTING

Based on our interpretation of the physical setting sources and our experience, PSI infers that the shallowest groundwater:

- Moves towards the northwest; and
- Occurs at about 14 feet below the ground surface.

Other information about the physical setting of the subject property is tabulated below.

| <b>Physical Setting</b>                   |  |
|---|--|
| <b>Nominal Elevations, (ft, MSL)</b>      | Approximately 231 feet above mean sea level  |
| <b>Surface Topo Characteristics</b>       | The surficial topography has a general slope down to the northwest.  |
| <b>General Soil Type, Slopes</b>          | The area of the subject property is classified as gravely loam. These soils have high infiltration rates and drain well. |
| <b>Does EDR Map a Floodplain On-Site?</b> | EDR was unable to obtain Flood Map data for the subject property vicinity.   |
| <b>On-Site Water Bodies</b>               | None   |
| <b>Off-Site Water Bodies</b>              | The Mohawk River is located approximately 0.15 miles northwest of the subject property.                                  |

Note: MSL means Mean Sea Level

## 6 ENVIRONMENTAL RECORDS REVIEW

### 6.1 DATABASE FINDINGS

The distribution of listed sites with respect to the subject property is tabulated and mapped in EDR's Radius Map Report, which is appended. The reader is referred to the table, which can be found near the front of EDR's report.

#### 6.1.1 SUBJECT PROPERTY

EDR's report identified the subject property, and the details of the listing are presented below.

##### Summary

|                   |   |
|-------------------|---|
| <b>Site Name:</b> | YMCA SCHENECTADY  |
| <b>Databases:</b> | MANIFEST, RCRA-SQG  |
| <b>Address:</b>   | 13 STATE ST   |
| <b>Distance:</b>  | 0   |
| <b>Direction:</b> | Southwest   |
| <b>Elevation:</b> | Higher  |
| <b>Comments:</b>  | The RCRA-SQG database lists the subject property as a small quantity generator for ignitable and corrosive wastes. The MANIFEST database lists the subject property transferring a total of 888 pounds of waste with manifest tracking number 007804745FLE in 2014. PSI does not consider this to represent evidence of a REC as no spills or releases were reported due to the handling of this waste. |

|                   |   |
|-------------------|---|
| <b>Site Name:</b> | YMCA STATE ST   |
| <b>Databases:</b> | SPILLS  |
| <b>Address:</b>   | 13 STATE ST RT 5  |
| <b>Distance:</b>  | 0   |
| <b>Direction:</b> | Southwest   |
| <b>Elevation:</b> | Higher  |
| <b>Comments:</b>  | The subject property is listed on the NY SPILLS database with spill number 0207905 opened on 10/29/2002. Contamination was found during a fuel oil tank closure. Further investigation was performed, no additional contamination was found and the spill was closed on 6/26/2003. PSI considers this a historical recognized environmental condition in connection to the subject property as regulatory closure was received. |

|                   |  |
|-------------------|--|
| <b>Site Name:</b> | YMCA SCHENECTADY   |
| <b>Databases:</b> | FINDS  |
| <b>Address:</b>   | 13 STATE ST  |
| <b>Distance:</b>  | 0  |
| <b>Direction:</b> | Southwest  |
| <b>Elevation:</b> | Higher   |
| <b>Comments:</b>  | The subject property is listed on the FINDS database with registry ID 110062999876. No additional information is provided. Given the lack of additional database listings PSI does not consider this evidence of a recognized environmental condition. |

#### 6.1.2 ADJOINING PROPERTIES

EDR's report identified adjoining properties, and the details of the listing are presented below.

##### Summary

|                   |                                   |
|-------------------|-----------------------------------|
| <b>Site Name:</b> | SAVE MOR CLEANERS                 |
| <b>Databases:</b> | DRYCLEANERS, EDR US Hist Cleaners |
| <b>Address:</b>   | 21 STATE ST.                      |
| <b>Distance:</b>  | 21                                |

|                   |   |
|-------------------|---|
| <b>Direction:</b> | SSW   |
| <b>Elevation:</b> | Lower   |
| <b>Comments:</b>  | This property is identified in the NY DRYCLEANERS database and the EDR US Hist Cleaners database operating as a drycleaners in 2001, 2002, 2004 and 2010. Dry cleaners handle halogenated solvents which can and have migrated onto the subject property. Given the proximity of this property to the subject property and known conditions from previous investigations PSI considers this a REC as a VEC exists which impacts the subject property. |

|                   |   |
|-------------------|---|
| <b>Site Name:</b> | AVON CLEANERS   |
| <b>Databases:</b> | MANIFEST, RCRA-CESQG, RI MANIFEST   |
| <b>Address:</b>   | 21 STATE ST   |
| <b>Distance:</b>  | 21  |
| <b>Direction:</b> | SSW   |
| <b>Elevation:</b> | Lower   |
| <b>Comments:</b>  | This property is identified in the RCRA-CESQG database as a conditionally exempt small quantity generator in 2006, a small quantity generator in 1999 and a large quantity generator in 1985 of spent halogenated solvents. The property is also listed in the NY MANIFEST and RI MANIFEST databases as transporting solvent waste. Given the proximity of this property to the subject property and known conditions from previous investigations PSI considers this a REC as a VEC exists which impacts the subject property. |

### 6.1.3 SURROUNDING PROPERTIES

EDR's report identified a site or sites surrounding the subject property, and the details of the listings are presented below.

#### Summary

|                   |  |
|-------------------|--|
| <b>Site Name:</b> | DOUW BEEKMAN S. CHURCH @ LIBERTY   |
| <b>Databases:</b> | SPILLS   |
| <b>Address:</b>   | S. CHURCH ST @ LIBERTY ST  |
| <b>Distance:</b>  | 0  |
| <b>Direction:</b> | East   |
| <b>Elevation:</b> | Higher   |
| <b>Comments:</b>  | This property is listed on the NY SPILLS database with spill number 9203633 opened 6/27/1992. A 55 gallon drum of used oil burst releasing product onto the sidewalk and driveway. The spill was cleaned up using speedy dry. No further action was required by the NYSDEC. PSI does not consider this to be an REC due to the minimal release and no further action required by the NYSDEC. |

|                   |   |
|-------------------|---|
| <b>Site Name:</b> | SCHENECTADY CITY OF   |
| <b>Databases:</b> | NY MANIFEST, RCRA NonGen / NLR, FINDS   |
| <b>Address:</b>   | 107 S CHURCH ST   |
| <b>Distance:</b>  | 232   |
| <b>Direction:</b> | Southeast   |
| <b>Elevation:</b> | Lower   |
| <b>Comments:</b>  | A dry cleaner was identified at 107 S Church street between 1951 and 1995 in the Sanborn maps. This property is listed in the NY Manifest, RCRA NonGen/NLF and FINDS database as transporting spent halogenated solvents in 1997, 2006, and 2007. Given the proximity of this property to the subject property and known conditions from previous investigations PSI considers this a REC as a VEC exists which impacts the subject property. |

## **6.2 OTHER REGULATORY INFORMATION**

### **6.2.1 FOIA RESPONSES**

PSI submitted a FOIA request, or their state or local equivalent, to the New York Department of Environmental Conservation, the New York Department of Health and the City of Schenectady. The City of Schenectady responded that they had no records responsive to the request. A response has not been received from the New York Department of Environmental conservation or the New York Department of Health as of the date of this report. This is a limitation and is evaluated on the appended Data Gap Worksheet. PSI will review files if and when they are received and if changes to the findings and conclusions of this assessment are warranted, PSI will issue an addendum.

### **6.2.2 REGULATORY AGENCY-MAINTAINED WEBSITES**

PSI reviewed the website maintained by the New York Department of Environmental Conservation regarding spill number listed in the EDR report. The website confirmed information in EDR's Radius Map Report.

### **6.2.3 OTHER REGULATORY AGENCY INFORMATION REVIEWED**

No other regulatory agency information was reviewed during this assessment as such a review was determined not to be warranted since the information in the EDR Radius Map Report was sufficient for PSI to determine if a REC, HREC and/or CREC related to a regulatory database listing exists in connection with the subject property.

## 7 SITE RECONNAISSANCE

The location and approximate boundaries of the property are illustrated on the appended figures. The legal description of the property, if provided to PSI, is appended.

| Site Reconnaissance                             |   |
|---|---|
| <b>Project Name</b>                             | Norstar - YMCA  |
| <b>Property Address</b>                         | 13 State Street   |
| <b>Property Alternate Address</b>               | None  |
| <b>City, County, State, ZIP Code</b>            | City of Schenectady, County of Schenectady County, State of New York, 12305 |
| <b>Site Area (acres)</b>                        | 1.2   |
| <b>No. Buildings/Units/Stories</b>              | One (1) four story building with basement                                   |
| <b>Area (sf)</b>                                | 78,445 square feet  |
| <b>Occupied Subgrade Spaces?</b>                | Yes   |
| <b>Year(s), First Developed for Current Use</b> | 1926  |
| <b>Year(s), Additional Phases</b>               | NA  |
| <b>Year Significant Renovations</b>             | Unknown   |

### 7.1 DESCRIPTION AND CURRENT USES

The subject property consists of a 1.2 acre lot developed with a four-story masonry building with basement. The building was reportedly constructed in 1926 as a YMCA building. Utility entrances, the boiler heating system, maintenance areas, former swimming pool and former weight rooms are located in the basement. Several cores were drilled through the base of the swimming pool after it's closure to prevent hydrostatic pressure issues. Former offices, a gym, old raquet ball courts, boxing ring, kitchen, and leisure areas are located on the first floor. Floors two through four were used for residential purposes. A small area of landscaping is located in the front of the building along state street. Parking areas are located on the north side of the building and an ally runs along the west side of the building to the north parking area. The facility was most recently used as a residential facility for homeless men. At the time of the site reconnaissance the building was vacant and plans were in place to renovate the interior.

#### 7.1.1 INTERIOR AND EXTERIOR OBSERVATIONS

A summary of the subject property uses and conditions is tabulated below. Detailed information is discussed following the summary for any "yes" answers, along with an opinion about the significance of the listing.

| Interior and Exterior Observations |   |
|------------------------------------|---|
| Yes/No                             | Category  |
| No                                 | Hazardous Substances                                      |
| Yes                                | Petroleum Substances                                      |
| Yes                                | Aboveground or Underground Storage Tanks (ASTs/USTs)      |
| No                                 | Drums   |
| No                                 | Suspect Containers  |
| Yes                                | Electrical or Mechanical Equip. Suspected to Contain PCBs |
| Yes                                | Interior Stains or Corrosion                              |
| Yes                                | Drains or Sumps   |
| No                                 | Wastewater Discharges                                     |
| No                                 | Septic or Sewage Tanks                                    |
| No                                 | Pits, Ponds or Lagoons                                    |
| Yes                                | Pools of Liquid or Standing Water                         |
| No                                 | Solid Waste Dumping/Landfills/Suspect Fill Material       |
| No                                 | Stained Soil or Pavement                                  |
| No                                 | Stressed Vegetation                                       |

|    |                                     |
|----|-------------------------------------|
| No | Drinking Water Wells                |
| No | Irrigation Wells                    |
| No | Monitoring Wells                    |
| No | Odors                               |
| No | Other Uses or Conditions of Concern |

## **PETROLEUM PRODUCTS**

One 275-gallon fuel oil AST is located in the subject property basement. This AST appears to be in good condition. The AST was reportedly closed when the building was connected to natural gas and the boiler was updated. The exterior fill pipe has been capped. A spill was reported in connection to a fuel oil tank closure at the subject property in 2002 as discussed in Section 6.1. Given the closed status of the AST and apparent good condition, the presence of this AST does not represent evidence of a current recognized environmental condition in connection with the subject property.

## **ABOVEGROUND OR UNDERGROUND STORAGE TANKS (ASTS/USTS)**

The AST observed at the subject property is discussed above in Petroleum Products.

## **ELECTRICAL OR MECHANICAL EQUIPMENT SUSPECTED TO CONTAIN PCBS**

A hydraulic elevator is located in the subject property. The elevator appears to have been part of the original building construction. The elevator appears to be in good condition, shows no signs of leaking and no issues with the elevator were reported during previous Phase I reconnaissance. Given the lack of reported issues, PSI does not consider the elevator to be a REC.

## **DRAINS OR SUMPS**

Storm water drains were observed in the subject property parking lot. The drains appeared to be in good condition with no evidence that petroleum and/or hazardous materials have been disposed or released into the drains. Given the observed condition of the drains at the time of the site reconnaissance, PSI does not consider the drains a REC.

A sump is located in the basement pool filter room. The sump appeared to be intact. Rust colored staining was observed on the concrete sides of the sump and a small amount of water was present in the bottom of the sump. No oily sheen was observed on the surface of the water. Given that the sump appears to be intact and in good condition PSI does not consider this a REC.

Floor drains were observed in the kitchen, boiler and utility rooms. The drains appeared to be in good condition and no evidence of stains or sheen were observed. Given the apparent good condition of the drains and the lack of evidence of a release to the drains, PSI does not consider this a REC.

## **INTERIOR STAINS OR CORROSION**

Various areas of water corroded plaster and ceiling tiles were observed in the subject property. Black mold was also observed on interior walls and ceilings. The damage appears to be primarily due to pipe leaks over time in multiple locations. Given the apparent source of the damage, PSI does not consider this evidence of a REC.

## **POOLS OF LIQUID OR STANDING WATER**

In several locations throughout the basement and first floor pools of standing water were observed. The water appeared to be primarily due to leaking pipes. Given the apparent source of the pools PSI does not consider this to represent a REC.

## 7.2 PAST USES

Our interpretation of the past uses of the subject property is tabulated below.

### Summary

| Year(s)         | Interpreted Property Use  |
|-----------------|---|
| 1884 to 1926    | The subject property appears to be developed as residential properties.   |
| 1926 to current | The subject property has been developed with the current building since 1926. The YMCA operated in the building from 1926 to 2014. The building has been vacant since 2014. |

## 8 ADJOINING PROPERTY RECONNAISSANCE

### 8.1 DESCRIPTION AND CURRENT USES

Our interpretation of the uses of the adjoining and surrounding property is tabulated below and detailed in the subsequent sections.

| Adjoining Current Use |                          |
|-----------------------|--------------------------|
| Direction             | Interpreted Property Use |
| North                 | Mixed Use                |
| South                 | Mixed Use                |
| East                  | Mixed Use                |
| West                  | Mixed Use                |

#### 8.1.1 INTERIOR AND EXTERIOR OBSERVATIONS

A summary of our interpretation of the current and past uses and conditions of adjoining and surrounding property based on historical records and observations is provided below.

| Yes/No | Category  |
|--------|---|
| Yes    | Hazardous Substances                                      |
| Yes    | Petroleum Products  |
| Yes    | Aboveground or Underground Storage Tanks (ASTs/USTs)      |
| No     | Drums   |
| No     | Suspect Containers  |
| No     | Electrical or Mechanical Equip. Suspected to Contain PCBs |
| No     | Interior Stains or Corrosion                              |
| Yes    | Drains or Sumps   |
| No     | Wastewater Discharge                                      |
| No     | Septic or Sewage Tanks                                    |
| No     | Pits, Ponds or Lagoons                                    |
| No     | Pools of Liquid or Standing Water                         |
| No     | Solid Waste Dumping/Landfills/Suspect Fill Material       |
| Yes    | Stained Soil or Pavement                                  |
| No     | Stressed Vegetation                                       |
| No     | Drinking Water Wells                                      |
| No     | Irrigation Wells  |
| No     | Monitoring Wells  |
| No     | Odors   |
| No     | Other Uses or Conditions of Concern                       |

#### HAZARDOUS SUBSTANCES

A dry cleaner is located on the east adjoining property. A dry cleaner has been in operation at this location since at least 1943. As discussed in Section 6.1, due to the use of halogenated solvents, the length of operation and proximity to the subject property, PSI considers this to represent a REC in connection with the subject property.

#### PETROLEUM PRODUCTS

Fill and vent pipes for a fuel oil storage tank were observed on the west adjoining apartment building. The pipes run through the wall it appears likely that a fuel oil tank is located in the basement. No spills or releases were reported at this address. Given the lack of evidence indicating a release has occurred and cross-gradient positioning to the subject property, PSI does not consider this a REC.

## ABOVEGROUND OR UNDERGROUND STORAGE TANKS (ASTS/USTS)

The fill and vent pipes for a suspected fuel oil storage tank observed on the west adjoining apartment building are discussed above in Petroleum Products.

## DRAINS OR SUMPS

Storm water drains were observed in the street surrounding the subject property. The drains appeared to be in good condition with no evidence that petroleum and/or hazardous materials have been disposed or released to the drains. Given the observed condition of the drains, PSI does not consider this a REC.

## STAINED SOIL OR PAVEMENT

PSI observed several small areas of stained pavement throughout the asphalt paved streets surrounding the subject property. The staining appeared to be caused by and/or the result of small leaks regularly occurring from vehicles parked and traveling on the streets. There was no evidence of significant spills. The asphalt pavement was generally in good condition, with no significant cracks or discontinuities noted in the vicinity of the stains. Based on the good condition of the asphalt pavement at the time of the site reconnaissance and the small areas of staining, these conditions are not considered to represent evidence of a recognized environmental condition at this time.

## 8.2 PAST USES

Our interpretation of the past uses of the adjoining and surrounding property is tabulated below.

| Past Sites Uses     |                 |  |
|---------------------|-----------------|--|
| Direction From Site | Year(s)         | Interpreted Property Use   |
| North               | 1884 to 1914    | The north adjoining and surrounding properties appear to be developed with residential properties.   |
| North               | 1914 to 1988    | The north adjoining and surrounding properties appear to be developed with residential properties and a stable.  |
| North               | 1988 to current | The north adjoining and surrounding properties appear to be developed with residential properties and office buildings.                                |
| East                | 1884 to 1943    | The east adjoining and surrounding properties appear to be developed with office buildings and other commercial and residential properties.            |
| East                | 1943 to current | The east adjoining property is developed with a dry cleaners. The surrounding properties are office buildings, commercial, and residential properties. |
| South               | 1884 to 1894    | The south adjoining and surrounding properties are developed with residential properties.  |
| South               | 1894 to 1914    | The south adjoining and surrounding properties are developed with residential properties and a YMCA facility.  |
| South               | 1914 to 1995    | The south adjoining and surrounding properties are developed with a park and residential and commercial properties.                                    |
| South               | 1995 to current | The south adjoining and surrounding properties are developed with a park, residential and commercial properties, and a bus stop.                       |
| West                | 1884 to 1894    | The west adjoining and surrounding properties are developed with commercial and residential properties.  |
| West                | 1894 to 1930    | The west adjoining and surrounding properties are developed with residential properties.   |
| West                | 1930 to 1989    | The west adjoining and surrounding properties are developed with commercial and residential properties.  |

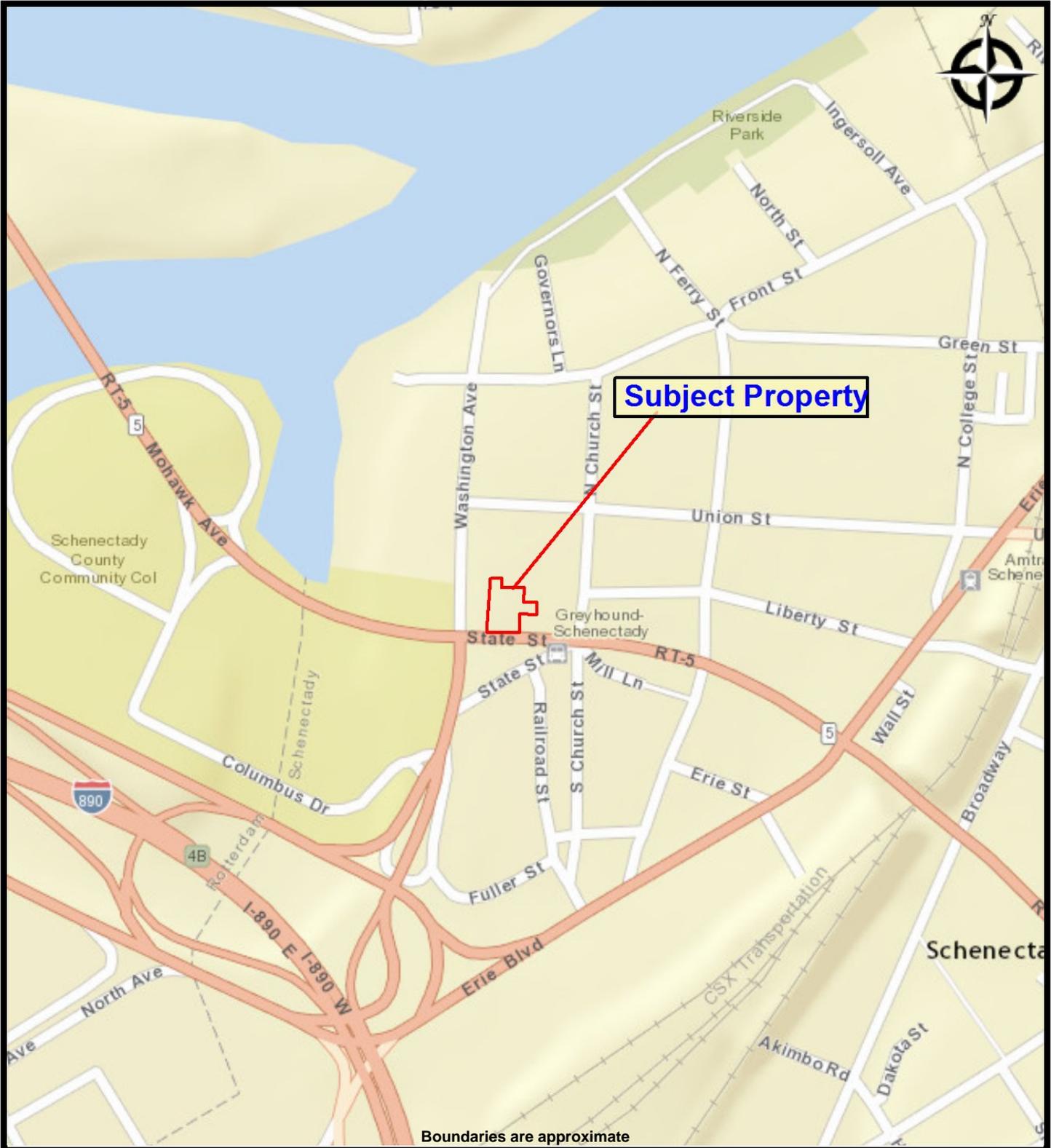
| <b>Direction From Site</b> | <b>Year(s)</b>  | <b>Interpreted Property Use</b>   |
|----------------------------|-----------------|---|
| West                       | 1989 to current | The west adjoining and surrounding properties are developed with commercial and residential properties and Schenectady Community College's Center for Science & Technology. |

## 9 INTERVIEWS

PSI interviewed parties potentially having information about current and/or former conditions at the subject property. no evidence of RECs were identified as a result of the interview conducted during this assessment. Records of communication are appended to this report.

| Interviews        |                               |                      |
|-------------------|-------------------------------|----------------------|
| Name              | Affiliation                   | Role                 |
| Lori Harris       | Norstar Development USA, L.P. | Client               |
| Name not provided | City of Schenectady           | Local Gov't Official |

# FIGURES

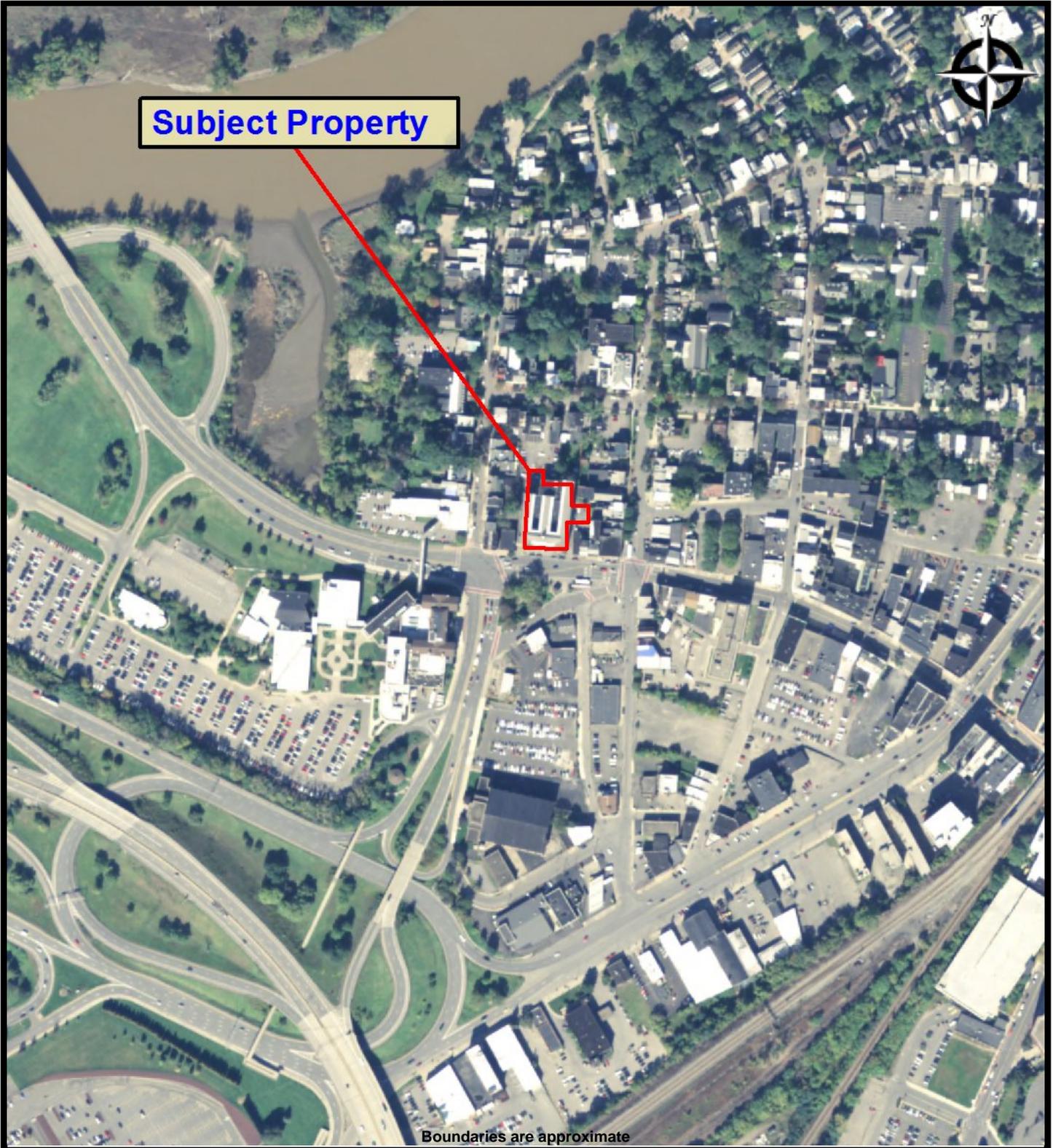


Boundaries are approximate



SITE VICINITY MAP  
0836699 - NORSTAR  
13 State Street  
Schenectady, New York 12305

PREPARED FOR: Norstar Development USA, L.P.  
PROJ. MGR: Janelle Snider  
DRAWN BY: David Rotkowitz  
DATE: 8/12/2015  
PROJ. #: 0836699



**Subject Property**

Boundaries are approximate

**psi** Information  
To Build On  
Engineering • Consulting • Testing

2011 AERIAL PHOTOGRAPH  
0836699 - NORSTAR  
13 State Street  
Schenectady, New York 12305

PREPARED FOR: Norstar Development USA, L.P.  
PROJ. MGR: Janelle Snider  
DRAWN BY: David Rotkowitz  
DATE: 8/12/2015  
PROJ. #: 0836699



Boundaries are approximate

**psi** Information  
To Build On  
Engineering • Consulting • Testing

1964 TOPOGRAPHIC MAP  
0836699 - NORSTAR  
13 State Street  
Schenectady, New York 12305

PREPARED FOR: Norstar Development USA, L.P.  
PROJ. MGR: Janelle Snider  
DRAWN BY: David Rotkowitz  
DATE: 8/12/2015  
PROJ. #: 0836699

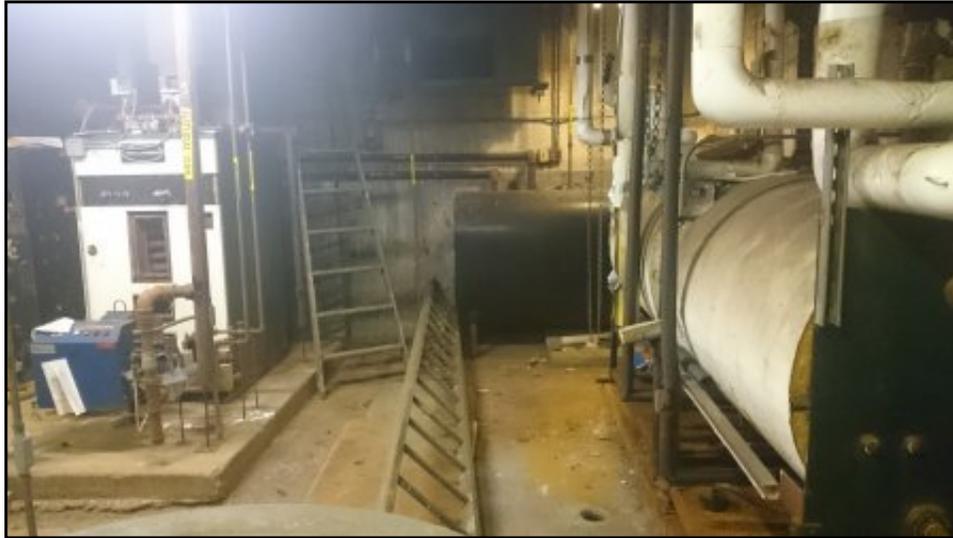
# **PHOTOGRAPHS**



View of Subject Property looking east.



View of Subject Property looking north



Closed fuel oil AST in Subject Property basement



Capped fill pipe for closed fuel oil AST in basement of Subject Property



Boiler systems in Subject Property basement



Boiler systems in Subject Property basement



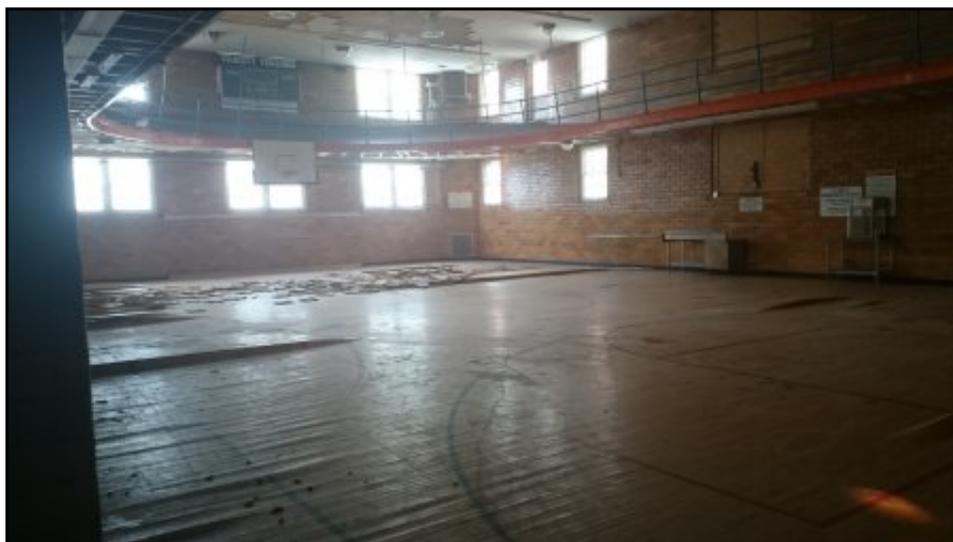
Hydraulic elevator machinery in Subject Property basement



Pool in Subject Property Basement



Common Area in 1st floor of Subject Property



Closed gymnasium at the Subject Property



Residential Room on 2nd floor of Subject Property



Residential Hallway on 2nd floor of Subject Property



Adjacent Properties to the North



Adjacent Property to the East



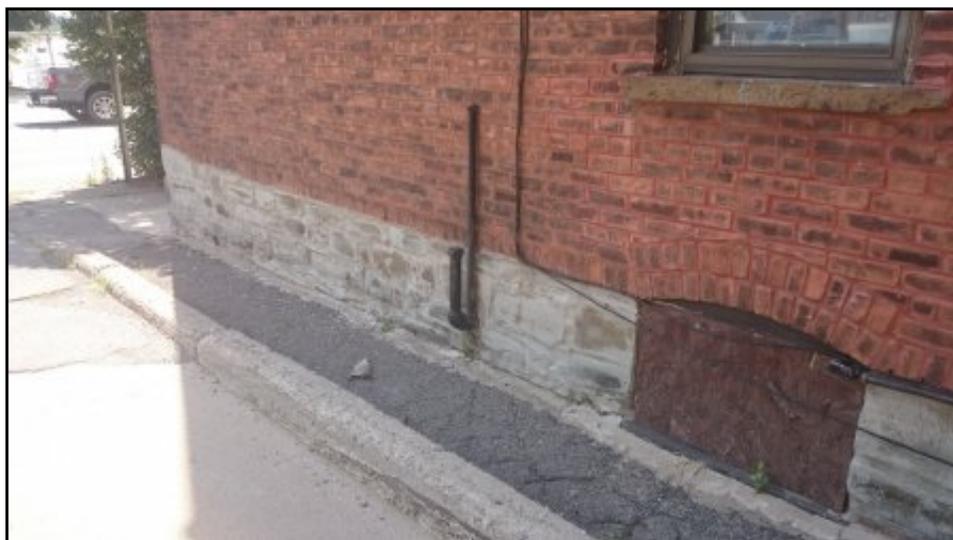
Adjacent Properties to the South



Adjacent Properties to the West



Adjacent Property to the West



Fill ports for adjacent property to the west

**Phase I Environmental  
Site Assessment Report**

**of**

**Former YMCA Building**

**13 State Street  
Schenectady, New York 12305**

**Prepared For:**

**Schenectady Metroplex  
Development Authority  
433 State Street  
Schenectady, NY 12305**

**Prepared By:**

**Professional Service Industries, Inc.  
104 Erie Boulevard  
Schenectady, New York 12305**

**PSI Project No.  
0836559**

**Report Date: 06/04/2014**

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SUPPLEMENTAL DOCUMENTATION  
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## GENERAL INFORMATION

**Project Information:**

0836559 - Former YMCA Building - Schenectady,  
NY

**Project Number:** 0836559

**Consultant Information:**

PSI

104 Erie Boulevard

Schenectady, New York 12305

**Phone:** 518.377.9841

**Fax:** 518.377.9847

**E-mail Address:** janelle.snider@psiusa.com

**Inspection Date:** 05/19/2014

**Report Date:** 06/04/2014

**Site Information:**

Former YMCA Building

13 State Street

Schenectady, New York 12305

County: Schenectady

**Latitude, Longitude:** 42.815700, -73.948600

**Site Access Contact:** Mr. Paul MacDonald

**Client Information:**

Schenectady Metroplex Development Authority

Mr. Jayme B. Lahut

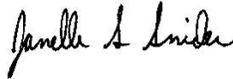
433 State Street

Schenectady, NY 12305

**Contract/Proposal#:** 0836-122893

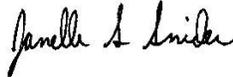
**Authorization Date:** 05/06/2014

**Authorization Party:** Mr. Jayme B. Lahut

**Site Assessor:**

---

Janelle Snider  
Environmental Scientist

**Environmental Professional:**

---

Janelle Snider  
Environmental Scientist

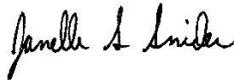
**Principal Consultant:**

---

Gregory J. Ritter  
Department Manager

**Certifications:**

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Janelle Snider - Environmental Scientist

## 1 FINDINGS AND CONCLUSIONS

Professional Service Industries, Inc. (PSI) performed a Phase I Environmental Site Assessment (Phase I ESA) of the property at 13 State Street, Schenectady, New York 12305. The assessment included a Phase I ESA. PSI performed the assessment to comply with the contract between Schenectady Metroplex Development Authority and PSI. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

This Phase I ESA was performed in general accordance with ASTM 1527-13.

### 1.1 PHASE I ESA

The subject property consists of a 0.99 acre lot developed with a four-story masonry building with basement. The building was reportedly constructed in 1926 as a YMCA building. Utility entrances, the boiler heating system, predominant chemical storage areas, maintenance areas, former swimming pool, and weight rooms are located in the basement. The swimming pool and weight areas are currently out of use. Several cores were drilled through the base of the swimming pool after its closure to prevent hydrostatic pressure issues. Offices, a gym, old racket ball courts, boxing ring, kitchen, and leisure areas are located on the first floor. Floors two through four are mainly used for residential purposes. A small area of landscaping is located along State Street. Parking areas are located on the north and east sides of the building. An alley runs along the west side of the building to the north parking area. The facility was used as a residential facility for homeless men at the time of the site reconnaissance.

The subject property has been developed with the current YMCA building since at least 1930. Between 1884 and 1914, the subject property was primarily used for residential purposes. A carpenter's shop/furniture re-finisher was located on the subject property between 1884 and 1894.

Current uses of adjoining properties include residences and offices to the north; residential, office, and a dry-cleaner to the east; State Street followed by a park to the south; and residential buildings to the west.

The north adjoining property has been used for offices, apartments, and residences since at least 1951. In 1951, one of the buildings was identified as a YMCA dormitory annex. Between 1884 and 1942, the north adjoining property was used for residential purposes. The east adjoining property has had a dry-cleaner located on it since at least 1951. The Schenectady Civic Playhouse has been located on the east adjoining property since 1930. Residences have been located on the east adjoining property since 1884. A car wash was identified on the east adjoining property in 1930. A Free Mason's Hall/Masonic Temple was located on the east adjoining property between 1884 and 1914. The south adjoining property across State Street has been developed with a park since at least 1930. Between 1884 and 1914, the south adjoining property was developed with residences. A YWCA facility was located on the south adjoining property between 1900 and 1914. The west adjoining property has been developed with residential buildings since 1884. In 1884, a marble works was also located on the west adjoining property.

#### 1.1.1 SIGNIFICANT DATA GAPS

The Practice defines a Significant Data Gap as a gap that affects the ability to identify recognized environmental conditions. Findings and conclusions are subject to the limitations imposed by Significant Data Gaps.

### 1.1.2 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

PSI considers the following to be a historical recognized environmental condition (HREC) in connection with the subject property:

- The YMCA was having a fuel oil tank cleaned and closed in 2002. Soil sampling and analysis indicated that one sidewall exceeded one parameter, the parameter exceeded was not identified in the EDR database. A spill was reported and additional assessment performed. The spill received regulatory closure meeting applicable cleanup standards in June 2003. Given the regulatory closure of the incident meeting applicable cleanup standards, this spill represents a historic recognized environmental condition in connection with the subject property. Given that only one parameter was exceeded during the initial sampling on one sidewall, it is unlikely that a vapor encroachment condition (VEC) exists in connection with this release.

### 1.1.3 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has revealed no evidence of controlled recognized environmental conditions (CRECs) in connection with the subject property.

### 1.1.4 RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

#### ON-SITE CONDITIONS

##### On-Site Conditions

- None identified at this time.

#### OFF-SITE CONDITIONS

##### Off-Site Conditions

- Save Mor Cleaners is located on the east adjoining property and upgradient with respect to anticipated regional groundwater flow direction. According to the EDR database report, this facility is identified in the Drycleaners, EDR US Historic Cleaners, Manifest, and Resource Conservation and Recovery Act (RCRA) databases. Historical data sources indicated that a dry-cleaner has operated at this location prior to 1951. No violations were reported in the RCRA database. Manifests indicated that the facility generated F002 halogenated solvents and still bottoms between 1986 and 1998. Please note, used halogenated solvents were not tracked via manifest prior to the mid-1980s. It is likely that chlorinated solvents were used at this facility from its start of operations until it switched to the current DF2000 solvent (a petroleum based solvent). The Drycleaners database listing indicated that the facility currently uses DF2000 solvent. It appears that the facility has been using this solvent since approximately 1999. No spills or release incidents have been reported at this facility. However, concrete does not act as a barrier to chlorinated solvents used in dry-cleaning. In addition, typical practices for handling chlorinated solvents were poor in the 1930s, 1940s, 1950s, 1960s, and 1970s. The original dry-cleaning machines were inefficient necessitating frequent transfer of solvents into the system. Each transfer could release small amounts of material. The multitude of small leaks over the course of years can create a significant subsurface plume of chlorinated solvents. Used solvents could be placed in dumpsters for disposal which they could leak out of. Given the length of dry-cleaning operations, proximity to the subject property, former use of halogenated solvents, and upgradient positioning, this facility

represents evidence of a recognized environmental condition in connection with the subject property.

Given the proximity to the subject property and the known dry-cleaning operations since at least 1951, the potential exists that a vapor encroachment condition (VEC) may exist from this facility which could impact the subject property. No solvent releases or spills have been reported at this facility. Please note, that this facility has been in operation since before releases were required to be reported and, as discussed above, small releases over time can combine to create a plume. Given the lack of reported releases, PSI cannot say that a VEC is likely to exist. However, given the length and nature of the facilities operations, PSI cannot say that a VEC is unlikely to exist. Given the available information, a VEC cannot be ruled out from this facility in connection with the subject property.

- A dry-cleaner was identified at 107 S Church Street between 1951 and 1995 in the Sanborn maps. The dry-cleaner may have been in operation prior to 1951. The exact year operations ceased is unconfirmed. The facility may have stood vacant for years prior to the City of Schenectady removing waste from the facility. This facility is located approximately 243 feet southeast of the subject property and upgradient with respect to anticipated regional groundwater flow direction. According to the EDR database report, this facility is identified in the RCRA, FINDS, and Manifest databases. These database listings appear to be from the City of Schenectady removing waste from this facility. No violations were identified in the RCRA database. Three Manifests were identified from 1997 for F002 Halogenated Solvents & Still Bottoms (1 manifest) and D002 Non-listed Corrosive Wastes (2 manifests). No other information was available regarding this facility in the EDR database report. No spills or release incidents have been reported at this facility. However, concrete does not act as a barrier to chlorinated solvents used in dry-cleaning. In addition, typical practices for handling chlorinated solvents were poor in the 1930s, 1940s, 1950s, 1960s, and 1970s. The original dry-cleaning machines were inefficient necessitating frequent transfer of solvents into the system. Each transfer could release small amounts of material. The multitude of small leaks over the course of years can create a significant subsurface plume of chlorinated solvents. Used solvents could be placed in dumpsters for disposal which they could leak out of. Given the proximity to the subject property, upgradient positioning, and apparent length of operation, the former use of this facility represents evidence of a recognized environmental condition in connection with the subject property.

Given the proximity to the subject property and the known dry-cleaning operations since at least 1951, the potential exists that a VEC may exist from this facility which could impact the subject property. The facility is within the minimum search distance of one-third mile for upgradient sites where chemicals of concern may have been released. No solvent releases or spills have been reported at this facility. Please note, that this facility has been in operation since before releases were required to be reported and, as discussed above, small releases over time can combine to create a plume. Given the lack of reported releases, PSI cannot say that a VEC is likely to exist. However, given the length and nature of the facilities operations, PSI cannot say that a VEC is unlikely to exist. Given the available information, a VEC cannot be ruled out from this facility in connection with the subject property.

## 1.2 RECOMMENDATIONS

Based on the information that PSI gathered and our experience, PSI recommends the following:

- A Phase II Investigation of the identified recognized environmental conditions including groundwater sampling at the perimeter of the subject property to determine if the off-site recognized environmental conditions have impacted the subject property.

- The bag of asbestos located in a basement closet should be disposed of in accordance with all applicable federal, state, and local regulations.

## 2 INTRODUCTION

### 2.1 CONTRACT

The contract between PSI and our client, including the proposal number/contract reference and the authorization date was summarized on the General Information section of this report:

### 2.2 THE USER

The Practice defines the “User” of the Phase I Assessment as:

“... the party seeking to use ASTM E1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice ...”

PSI considers our direct client to be the User of this report.

### 2.3 PURPOSE OF SERVICES

The purpose of our services was to generally conform with the Practice. The goal of the processes established by the Practice is:

“to identify Recognized Environmental Conditions “RECs” in connection with the property.”

The purpose of the Practice:

“is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment (ESA) of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products.

As such, the Practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C.”

The Environmental Protection Agency amended the “All Appropriate Inquiries Rule” at 40 CFR Part 312 to reference the Practice and make clear that persons conducting all appropriate inquiries may use the procedures included in the Practice to comply with the All Appropriate Inquiries Rule.

## 2.4 STANDARD OF CARE AND WARRANTIES

Our assessment is based on limited information collected under time and cost constraints, in general conformance with the Practice. Findings and conclusions derived from the methodologies described in the Practice contain all of the inherent limitations in the methodologies that are referred to in the Practice, including:

- No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with the property
- Our services were not intended to be technically exhaustive. There is a possibility that with the proper application of methodologies, conditions may exist on the property that could not be identified within the scope of the assessment(s) or that were not reasonably identifiable from the available information
- PSI did not independently verify the information we obtained from records or interviews, and PSI treated the information as reliable.
- Not every property warrants the same level of assessment
- Subsequent ESAs should not be considered valid standards to judge the appropriateness of an prior assessment. The observations and recommendations presented in this report are time dependent, and conditions will change. This report speaks only as of its date

PSI did not perform any exploratory probing or discovery, perform tests, operate any specific equipment, or take measurements or samples to perform the ESA scope. The ESA was not a building code, safety, regulatory or environmental compliance inspection. The ESA is not intended to reduce the risk of the presence of mold and physical deficiencies conducive to mold nor the risk that mold or physical deficiencies conducive to mold may pose to the buildings and building occupants.

PSI has performed the services in a manner consistent with that level of care and skill ordinarily exercised by other members of our profession currently practicing in the same locality and under similar conditions, within the limitations of the Practice. No other warranties are implied or expressed.

## 2.5 RELIANCE

Schenectady Metroplex Development Authority, PSI's client, may rely on this report.

## 2.6 USE BY OTHER PARTIES

This report was prepared pursuant to a contract between PSI and our client. That contractual relationship included an exchange of information about the property and the purpose of our work that was unique and serves as the basis upon which this report was prepared. Because of the importance of these understandings, our assessment may not be appropriate or sufficient for the intended purposes of another party.

Reliance or any use of this report by anyone other than those parties identified above for which it was prepared, except with express written permission, is prohibited and therefore not foreseeable to PSI. Any unauthorized reliance on or use of this report, including any of the information or conclusions contained herein, will be at such third party's risk. No warranties or representations expressed or implied in this report are made to any such third party.

Third party reliance letters may be issued

- upon timely request
- subject to the permission by our original client and
- payment of the then-current fee for such letters.

All third parties relying on our report, by such reliance, agree that such reliance is limited by our proposal and/or General Conditions, as applicable.

### 3 SCOPE AND METHODOLOGY

PSI performed a Phase I ESA of the subject property. The scope of our services and general methodology is presented below.

The information sources that PSI used, including published material, material obtained from commercial and other sources, is listed below and cited as it is presented in the report. The information or excerpts thereof is appended.

#### 3.1 PHASE I ESA

This assessment included four components:

- Records review;
- Reconnaissance;
- Interviews; and,
- Preparation of this report, including our evaluation.

##### 3.1.1 RECORDS REVIEW

###### PHYSICAL SETTING SOURCES

The sources that PSI reviewed to assist with the physical setting of the site to assist with the interpretation of subsurface water movement are tabulated below.

###### Summary

| Source Name                     | Year Published/Issued             |
|---------------------------------|-----------------------------------|
| USGS 15-Minute Topographic Map  | 1898 - Schenectady, New York Quad |
| USGS 15-Minute Topographic Map  | 1930 - Schenectady, New York Quad |
| USGS 7.5-Minute Topographic Map | 1954 - Schenectady, New York Quad |
| USGS 15-Minute Topographic Map  | 1964 - Schenectady, New York Quad |
| USGS 7.5-Minute Topographic Map | 1980 - Schenectady, New York Quad |

###### ENVIRONMENTAL REGULATORY INFORMATION

PSI retained Environmental Data Resources, Inc. (EDR) to provide environmental information attributed to the subject property and its surroundings. EDR obtains environmental records published by local, state, tribal, and federal agencies and maps the information for electronic searches

The search was performed to Approximate Minimum Search Distances (AMSD) listed in ASTM E 1527-13.

Unmappable (orphan) sites (if any were listed) having insufficient address information to be mapped were evaluated for potential location within the AMSD. Those that could be determined to be within the AMSD are discussed in Environmental Records Review section of the report.

## FREEDOM OF INFORMATION (FOIA) REQUESTS

PSI often submits requests under the Freedom of Information Act (FOIA) or its State or local equivalent. In some cases, PSI does not submit such requests since the information is available through informal information requests, interviews or other methods.

The FOIA reviews that we submitted and the outcomes are tabulated and discussed below.

| FOIA Request        |          |
|---------------------|----------|
| Agency              | Response |
| City of Schenectady | Yes      |

## REGULATORY AGENCY AND RECORDS REVIEWS

The Practice provides that if the subject property or any adjoining properties are identified on one or more of the standard environmental record sources in 8.2.1, pertinent regulatory files and/or records associated with the listing should be reviewed, subject to the discretion of the EP. PSI did not consider such file review necessary to assess the property.

## HISTORICAL USE INFORMATION

PSI used USGS Topo maps to provide information about the history of the subject property and its surroundings. PSI also reviewed other historical resources. The resources PSI reviewed are tabulated below.

| Historical Resources   |  |                     |
|------------------------|--|---------------------|
| Source Type            | Years Reviewed   | Source              |
| USGS Topo Maps         | See Section 3.1.1  | EDR/USGS            |
| Aerial Photographs     | 1942, 1953, 1973, 1978, 1986, 1995, 1997, 2006, 2009, and 2011                               | EDR                 |
| Fire Insurance Maps    | 1884, 1889, 1894, 1900, 1914, 1930, 1951, 1988, 1989, 1990, 1992, 1993, 1994, 1995, and 1999 | EDR/Sanborn         |
| Street Directories     | 1989, 1994, 1999, 2003, 2008, and 2013   | EDR                 |
| Building Dept. Records | Pending  | City of Schenectady |

## RECORDED LAND TITLE RECORDS

PSI did not review land title records to obtain information about the current and past owners of the subject property and past uses and tenancies.

## USER-PROVIDED INFORMATION: LIENS, AULS AND OTHER INFORMATION

The Practice requires that the User provide information about Environmental [Cleanup] Liens and Activity and Use Limitations (AULs) currently recorded against the property and indicates that the User should engage a title company to do the review or negotiate such engagement as an addition to the environmental professional's (EP) services. In addition, the Practice suggests that the User provide the EP with certain other information about the property and the reason for the Phase I ESA.

PSI sent a questionnaire to our client requesting this information. The completed questionnaire is appended.

## HELPFUL DOCUMENTS AND PROCEEDINGS

The Practice requires that the environmental professional ask the property owner, the key site manager (if any is identified), and the User for certain helpful documents about the property and certain legal proceedings involving hazardous substances and the subject property.

The responses documenting the persons we contacted and relevant information obtained are appended where practical. If such documentation was too large to append, it is available at the PSI office that prepared this report.

## RECONNAISSANCE

The ground reconnaissance consisted of observing the periphery of the subject property and viewing the subject property from accessible adjacent public access areas. PSI systematically toured the interior portions of the subject property to provide an overlapping field of view. The peripheries of surface features and/or structures, where present on the subject property, were observed along with accessible interior common areas. PSI photo-documented selected features that we encountered during our reconnaissance.

Reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas.

## INTERVIEWS

PSI made reasonable attempts to interview selected persons having knowledge of the uses and conditions of the subject property, past and present. A list of the persons that PSI interviewed and attempted to interview, along with our interpretations is presented in the Interview section of this report.

## VAPOR ENCROACHMENT SCREENING

Vapor encroachment is an evolving matter associated with the potential for chemicals of concern (COC) to migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the property. The Practice requires the EP to evaluate:

the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

The term "hazardous substance" used in CERCLA is not limited to solids and liquids and USEPA has taken the view that the vapor phase of volatile hazardous substances shall be considered and addressed under CERCLA. Additionally, humans may be subjected to subsurface vapor if subsurface volatile chemicals migrate into occupied buildings through cracks and penetrations in the building floor.

### Use of Standard Guide E2600-10

ASTM developed E2600-10 "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" (E2600). The purpose of the guide is to provide practical guidance and a useful process for conducting a vapor encroachment screen (VES) on a property parcel involved in a real estate transaction in the United States of America with respect to chemicals of concern (COC) that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the property.

The goal of this VES is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of COC vapors in the sub-surface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater either on or near the property as identified by certain procedures

The Practice references E2600 but does not endorse its use, nor any other process for the assessment of soil vapor. PSI considers the goal described in E2600 to be consistent with the goal of the Practice. Based on our experience, we consider the processes in E2600 to be customary practice for conducting a VES for a commercial property transaction. Therefore, PSI's assessment of soil vapor is based on the processes described in E2600.

#### Methodology

E2600 VES uses information collected as a normal part of the Practice. PSI proposes to

- establish a nominal Area of Concern (AoC) using E2600 Approximate Minimum Search Distances (AMSD)
- reduce or expand the distances based on known or inferred groundwater flow directions and other information regarding the subsurface conditions in the area
- identify potential vapor source sites within the AoC using:
  - environmental records
  - historical records and
  - other provided information

PSI will evaluate the identified potential sources and determine for each if:

- A VEC exists or likely exists;
- A VEC cannot be ruled out; or
- A VEC can be ruled out because a VEC does not or is not likely to exist.

For those sites where PSI determines that a VEC exists or likely exists, PSI will determine whether or not the condition represents a REC. PSI will discuss its evaluation of VECs in the section of this report where the potential source condition is first encountered.

### **3.2 LIMITATIONS, EXCEPTIONS, DEVIATIONS AND DATA GAP**

PSI considers that limitations, exceptions, and deviations from the Practice manifest as a lack of or inability to obtain information required by the Practice. This represents the definition of the 'data gap' contained in the Practice.

PSI listed the component objectives of the Practice on the appended Data Gap Worksheet and tracked the information obtained against the objectives. Therefore the limitations, exceptions and deviations are identified in the Worksheet.

In general, when required information was incomplete, not provided, otherwise not obtained, or indicated a need for additional information, PSI attempted to use information from other sources to meet the Practices' performance objectives. When the data gaps affected the Environmental Professional's ability to identify RECs, PSI considered the data gap(s) to be significant. PSI identified significant data gaps (if any) on the Data Gap Worksheet and reported them in Section 1.

### **3.3 SIGNIFICANT ASSUMPTIONS**

PSI made the following assumptions in developing our Phase I ESA findings and conclusions:

- Regulatory Agency Information - PSI considers all information provided by our environmental database subcontractor regarding regulatory status of facilities to be complete, accurate, and current.
- Other Regulatory Information - PSI considers all information obtained from regulatory or enforcement agencies to be complete, accurate, and current.
- Title, Lien and AUL Information - PSI considers all information provided by real estate title record review firms regarding property use or ownership, encumbrances or other limitations to be complete, accurate and current.
- Interviews - PSI considers all information provided through interviews to be complete, unbiased and provided in good faith.

## **4 USER-PROVIDED INFORMATION**

### **4.1 USER'S RESPONSIBILITIES**

#### **4.1.1 ENVIRONMENTAL LIENS**

Our client returned PSI's questionnaire indicating NO to the question: "Are you aware of any environmental cleanup liens against the property that are filed under federal, tribal, state or local law?" Our client did not provide supporting documentation. The completed questionnaire is appended.

#### **4.1.2 ACTIVITY AND USE LIMITATIONS**

Our client returned PSI's questionnaire indicating 'NO' to the question: "Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?" Our client did not provide supporting documentation. The completed questionnaire is appended.

### **4.2 SUGGESTED INFORMATION**

Our client, the Schenectady Metroplex Development Authority, provided PSI with the following suggested information described by the Practice.

- The reason for performing the Phase I ESA.
- The type of property and type of property transaction.
- Identification of the site contact and how the contact can be reached.

### **4.3 HELPFUL DOCUMENTS**

PSI was not provided prior environmental reports or other helpful documents within the performance period of this assessment.

### **4.4 PROCEEDINGS**

Our client returned PSI's questionnaire indicating 'No' to the question: "Pursuant to ASTM E 1527-13 Section 10.9, as the user of this ESA do you know of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?"

## 5 PHYSICAL SETTING

Based on our interpretation of the physical setting sources and our experience, PSI infers that the shallowest groundwater:

- Moves towards the northwest; and
- Occurs at about 14 feet below the ground surface.

Other information about the physical setting of the subject property is tabulated below.

| <b>Physical Setting</b>                   |  |
|---|--|
| <b>Nominal Elevations, (ft, MSL)</b>      | Approximately 231 feet above mean sea level.   |
| <b>Surface Topo Characteristics</b>       | The subject property vicinity slopes downward towards the north west.  |
| <b>General Soil Type, Slopes</b>          | The area of the subject property is classified as Cut & Fill. This indicates an area in which the original soil is stripped and removed or is covered with three or more feet of soil material. In Schenectady County, Cut & Fill occurs where flooding is an issue. |
| <b>Does EDR Map a Floodplain On-Site?</b> | EDR was unable to obtain Flood Map data for the subject property vicinity.   |
| <b>On-Site Water Bodies</b>               | None   |
| <b>Off-Site Water Bodies</b>              | The Mohawk River is located approximately 0.15 mile northwest of the subject property.   |

Note: MSL means Mean Sea Level

## 6 ENVIRONMENTAL RECORDS REVIEW

### 6.1 DATABASE FINDINGS

The distribution of listed sites with respect to the subject property is tabulated and mapped in EDR's Radius Map Report, which is appended. The reader is referred to the table, which can be found near the front of EDR's report.

EDR's report identified the subject property, and the details of the listing are presented below.

EDR's report identified sites surrounding the subject property. PSI considered most of the listed sites unlikely to impact the subject site based on factors including, but not limited to:

- PSI's interpretation of subsurface conditions with respect to inferred groundwater conditions and movement,
- The distance between the listed site and the subject site, with respect to subsurface migration pathways
- Potential drainage divides, obstructions or preferential pathways
- The developmental setting
- The nature, age and current status of the listing(s),
- Configuration of and improvements on the subject site, including subsurface structures

The distribution of listed sites with respect to the subject property is tabulated and mapped in EDR's report. A copy of that table follows. Additional details are listed below.

| Database              | Target Property | Search Distance (Miles) | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|-----------------------|-----------------|-------------------------|-------|-----------|-----------|---------|-----|---------------|
| NPL                   |                 | 1                       | 0     | 0         | 0         | 0       | NR  | 0             |
| DELISTED NPL          |                 | 1                       | 0     | 0         | 0         | 0       | NR  | 0             |
| CERCLIS               |                 | 0.5                     | 0     | 0         | 0         | NR      | NR  | 0             |
| CERCLIS-NFRAP         |                 | 0.5                     | 0     | 0         | 0         | NR      | NR  | 0             |
| CORRACTS              |                 | 1                       | 0     | 0         | 0         | 1       | NR  | 1             |
| RCRA-TSDF             |                 | 0.5                     | 0     | 0         | 0         | NR      | NR  | 0             |
| RCRA-LQG              |                 | 0.25                    | 0     | 1         | NR        | NR      | NR  | 1             |
| RCRA-SQG              |                 | 0.25                    | 0     | 1         | NR        | NR      | NR  | 1             |
| RCRA-CESQG            |                 | 0.25                    | 1     | 1         | NR        | NR      | NR  | 2             |
| US ENG CONTROLS       |                 | 0.5                     | 0     | 0         | 0         | NR      | NR  | 0             |
| US INST CONTROL       |                 | 0.5                     | 0     | 0         | 0         | NR      | NR  | 0             |
| ERNS                  |                 | TP                      | NR    | NR        | NR        | NR      | NR  | 0             |
| US BROWNFIELDS        |                 | 0.5                     | 0     | 0         | 2         | NR      | NR  | 2             |
| EDR US Hist Cleaners  |                 | 0.25                    | 1     | 1         | NR        | NR      | NR  | 2             |
| EDR US Hist Auto Stat |                 | 0.25                    | 4     | 2         | NR        | NR      | NR  | 6             |
| RCRA NonGen / NLR     |                 | 0.25                    | 4     | 3         | NR        | NR      | NR  | 7             |
| NY MANIFEST           |                 | 0.25                    | 4     | 6         | NR        | NR      | NR  | 10            |
| NY HIST UST           |                 | 0.25                    | 1     | 3         | NR        | NR      | NR  | 4             |
| NY DRYCLEANERS        |                 | 0.25                    | 1     | 1         | NR        | NR      | NR  | 2             |
| NY LTANKS             |                 | 0.5                     | 0     | 3         | 6         | NR      | NR  | 9             |
| NY SPILLS             | X               | 0.125                   | 32    | NR        | NR        | NR      | NR  | 33            |
| NY VAPOR REOPENED     |                 | 1                       | 0     | 0         | 0         | 1       | NR  | 1             |
| NJ MANIFEST           |                 | 0.25                    | 1     | 0         | NR        | NR      | NR  | 1             |
| NY SWF/LF             |                 | 0.5                     | 0     | 0         | 2         | NR      | NR  | 2             |
| NY AST                |                 | 0.25                    | 0     | 2         | NR        | NR      | NR  | 2             |
| NY UST                |                 | 0.25                    | 5     | 5         | NR        | NR      | NR  | 10            |

| Database        | Target Property | Search Distance (Miles) | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|-----------------|-----------------|-------------------------|-------|-----------|-----------|---------|-----|---------------|
| NY ERP          |                 | 0.5                     | 0     | 0         | 3         | NR      | NR  | 3             |
| NY BROWNFIELDS  |                 | 0.5                     | 0     | 0         | 0         | NR      | NR  | 0             |
| NY DEL SHWS     |                 | 1                       | 0     | 0         | 0         | 1       | NR  | 1             |
| NY SHWS         |                 | 1                       | 0     | 1         | 0         | 4       | NR  | 5             |
| NY INST CONTROL |                 | 0.5                     | 0     | 0         | 1         | NR      | NR  | 1             |
| NY ENG CONTROLS |                 | 0.5                     | 0     | 0         | 1         | NR      | NR  | 1             |
| EDR MGP         |                 | 1                       | 0     | 0         | 0         | 2       | NR  | 2             |

### 6.1.1 SUBJECT PROPERTY

EDR's report identified the subject property, and the details of the listing are presented below.

#### Summary

|                   |  |
|-------------------|--|
| <b>Site Name:</b> | YMCA STATE ST  |
| <b>Databases:</b> | SPILLS   |
| <b>Address:</b>   | 13 STATE ST RT 5   |
| <b>Distance:</b>  | 0  |
| <b>Direction:</b> | West   |
| <b>Elevation:</b> | 231 feet   |
| <b>Comments:</b>  | The YMCA was having a fuel oil tank cleaned and closed in 2002. Soil sampling and analysis indicated that one sidewall exceeded one parameter, the parameter exceeded was not identified in the EDR database. A spill was reported and additional assessment performed. The spill received regulatory closure meeting applicable cleanup standards in June 2003. Given the regulatory closure of the incident meeting applicable cleanup standards, this spill represents a historic recognized environmental condition in connection with the subject property. Given that only one parameter was exceeded during the initial sampling on one sidewall, it is unlikely that a VEC exists in connection with this release. |

### 6.1.2 ADJOINING PROPERTIES

EDR's report identified adjoining properties, and the details of the listing are presented below.

#### Summary

|                   |   |
|-------------------|---|
| <b>Site Name:</b> | SAVE MOR CLEANERS/AVON CLEANERS   |
| <b>Databases:</b> | DRYCLEANERS, EDR US Hist Cleaners, MANIFEST, RCRA-CESQG   |
| <b>Address:</b>   | 21 STATE ST.  |
| <b>Distance:</b>  | 48  |
| <b>Direction:</b> | E   |
| <b>Elevation:</b> | 230 feet  |
| <b>Comments:</b>  | Save Mor Cleaners is located on the east adjoining property and upgradient with respect to anticipated regional groundwater flow direction. According to the EDR database report, this facility is identified in the Drycleaners, EDR US Historic Cleaners, Manifest, and Resource Conservation and Recovery Act (RCRA) databases. Historical data sources indicated that a dry-cleaner has operated at this location prior to 1951. No violations were reported in the RCRA database. Manifests indicated that the facility generated F002 halogenated solvents and still bottoms between 1986 and 1998. Please note, used halogenated solvents were not tracked via manifest prior to the mid-1980s. It is likely that chlorinated solvents were used at this facility from its start of operations until it switched to the current DF2000 solvent (a petroleum based solvent). The Drycleaners database listing indicated that the facility currently uses DF2000 solvent. It appears that the facility has been using this solvent since approximately |

|                  |   |
|------------------|---|
| <b>Comments:</b> | <p>1999. No spills or release incidents have been reported at this facility. However, concrete does not act as a barrier to chlorinated solvents used in dry-cleaning. In addition, typical practices for handling chlorinated solvents were poor in the 1930s, 1940s, 1950s, 1960s, and 1970s. The original dry-cleaning machines were inefficient necessitating frequent transfer of solvents into the system. Each transfer could release small amounts of material. The multitude of small leaks over the course of years can create a significant subsurface plume of chlorinated solvents. Used solvents could be placed in dumpsters for disposal which they could leak out of. Given the length of dry-cleaning operations, proximity to the subject property, former use of halogenated solvents, and upgradient positioning, this facility represents evidence of a recognized environmental condition in connection with the subject property.</p> <p>Given the proximity to the subject property and the known dry-cleaning operations since at least 1951, the potential exists that a VEC may exist from this facility which could impact the subject property. No solvent releases or spills have been reported at this facility. Please note, that this facility has been in operation since before releases were required to be reported and, as discussed above, small releases over time can combine to create a plume. Given the lack of reported releases, PSI cannot say that a VEC is likely to exist. However, given the length and nature of the facilities operations, PSI cannot say that a VEC is unlikely to exist. Given the available information, a VEC cannot be ruled out from this facility in connection with the subject property.</p> |
|------------------|---|

### 6.1.3 SURROUNDING PROPERTIES

EDR's report identified sites surrounding the subject property, and the details of the listings which have the potential to have impacted the subject property are presented below.

#### Summary

|                   |   |
|-------------------|---|
| <b>Site Name:</b> | DOUW BEEKMAN S. CHURCH @ LIBERTY  |
| <b>Databases:</b> | SPILLS  |
| <b>Address:</b>   | S. CHURCH ST @ LIBERTY ST   |
| <b>Distance:</b>  | 0   |
| <b>Direction:</b> | ESE   |
| <b>Elevation:</b> | 231 feet  |
| <b>Comments:</b>  | Douw Beekman was located approximately 76 feet east of the subject property and crossgradient with respect to anticipated regional groundwater flow direction. A spill was reported in 1992 after a drum burst spilling oil to the road, sidewalk and adjoining drive. The Fire Department responded and cleaned up the spill. The spill achieved regulatory closure meeting applicable cleanup standards according to the EDR database report. Given the quantity released, crossgradient positioning, cleanup and closure meeting applicable cleanup standards, this spill does not represent evidence of a recognized environmental condition in connection with the subject property. Given the limited quantity released and surfaces reportedly affected, a VEC is unlikely to exist in connection with this release. |

|                   |   |
|-------------------|---|
| <b>Site Name:</b> | DOUW BEEKMAN S.CHURCH ST  |
| <b>Databases:</b> | SPILLS  |
| <b>Address:</b>   | 17 S. CHURCH & STATE ST   |
| <b>Distance:</b>  | 120   |
| <b>Direction:</b> | Southeast   |
| <b>Elevation:</b> | 230 feet  |
| <b>Comments:</b>  | Douw Beekman is located approximate 120 feet east of the subject property and crossgradient with respect to anticipated regional groundwater flow direction. This facility is identified in the Spills database for a complaint from 1989. A caller complained about on-going poor housekeeping at the facility and customers draining oil onto pavement. The operator of the facility was spoken with and advised to improve housekeeping. The spill incident was given regulatory closure after the discussion with |

|                  |   |
|------------------|---|
| <b>Comments:</b> | the manager. Given the regulatory closure of the complaint, this facility does not represent evidence of a recognized environmental condition in connection with the subject property. This complaint was closed by the NYSDEC without investigation of soil or groundwater, the likely existence a VEC cannot be determined. |
|------------------|---|

|                   |  |
|-------------------|--|
| <b>Site Name:</b> | SCHENECTADY CITY OF  |
| <b>Databases:</b> | MANIFEST, RCRA NonGen / NLR, FINDS   |
| <b>Address:</b>   | 107 S CHURCH ST  |
| <b>Distance:</b>  | 243  |
| <b>Direction:</b> | Southeast  |
| <b>Elevation:</b> | 229 feet   |
| <b>Comments:</b>  | <p>A dry-cleaner was identified at 107 S Church Street between 1951 and 1995 in the Sanborn maps. The dry-cleaner may have been in operation prior to 1951. The exact year operations ceased is unconfirmed. The facility may have stood vacant for years prior to the City of Schenectady removing waste from the facility. This facility is located approximately 243 feet southeast of the subject property and upgradient with respect to anticipated regional groundwater flow direction. According to the EDR database report, this facility is identified in the RCRA, FINDS, and Manifest databases. These database listings appear to be from the City of Schenectady removing waste from this facility. No violations were identified in the RCRA database. Three Manifests were identified from 1997 for F002 Halogenated Solvents &amp; Still Bottoms (1 manifest) and D002 Non-listed Corrosive Wastes (2 manifests). No other information was available regarding this facility in the EDR database report. No spills or release incidents have been reported at this facility. However, concrete does not act as a barrier to chlorinated solvents used in dry-cleaning. In addition, typical practices for handling chlorinated solvents were poor in the 1930s, 1940s, 1950s, 1960s, and 1970s. The original dry-cleaning machines were inefficient necessitating frequent transfer of solvents into the system. Each transfer could release small amounts of material. The multitude of small leaks over the course of years can create a significant subsurface plume of chlorinated solvents. Used solvents could be placed in dumpsters for disposal which they could leak out of. Given the proximity to the subject property, upgradient positioning, and apparent length of operation, the former use of this facility represents evidence of a recognized environmental condition in connection with the subject property.</p> <p>Given the proximity to the subject property and the known dry-cleaning operations since at least 1951, the potential exists that a VEC may exist from this facility which could impact the subject property. The facility is within the minimum search distance of one-third mile for upgradient sites where chemicals of concern may have been released. No solvent releases or spills have been reported at this facility. Please note, that this facility has been in operation since before releases were required to be reported and, as discussed above, small releases over time can combine to create a plume. Given the lack of reported releases, PSI cannot say that a VEC is likely to exist. However, given the length and nature of the facilities operations, PSI cannot say that a VEC is unlikely to exist. Given the available information, a VEC cannot be ruled out from this facility in connection with the subject property.</p> |

## 6.2 OTHER REGULATORY INFORMATION

### 6.2.1 FOIA RESPONSES

PSI submitted a FOIL request to the City of Schenectady. The City of Schenectady has responded that they have no records pertinent to the FOIL request.

### 6.2.2 REGULATORY AGENCY-MAINTAINED WEBSITES

PSI reviewed the website maintained by the New York State Department of Environmental Conservation (NYSDEC) regarding additional spill numbers provided in EDR's Radius Map Report. The website confirmed information in EDR's Radius Map Report.

### **6.2.3 OTHER REGULATORY AGENCY INFORMATION REVIEWED**

No other regulatory agency information was reviewed during this assessment as such a review was determined not to be warranted since the information in the EDR Radius Map Report was sufficient for PSI to determine if a REC, HREC and/or CREC related to a regulatory database listing exists in connection with the subject property.

## 7 SITE RECONNAISSANCE

The location and approximate boundaries of the property are illustrated on the appended figures. The legal description of the property was not provided to PSI.

| Site Reconnaissance                             |   |
|---|---|
| <b>Project Name</b>                             | Former YMCA Building                            |
| <b>Property Address</b>                         | 13 State Street                                 |
| <b>Property Alternate Address</b>               | 9 State Street (City and County Records)        |
| <b>City, County, State, ZIP Code</b>            | Schenectady, Schenectady County, New York 12305 |
| <b>Site Area (acres)</b>                        | 0.99  |
| <b>No. Buildings/Units/Stories</b>              | 1/1/5 including basement                        |
| <b>Area (sf)</b>                                | 78,445 Square Feet                              |
| <b>Occupied Subgrade Spaces?</b>                | Yes   |
| <b>Year(s), First Developed for Current Use</b> | 1926  |
| <b>Year(s), Additional Phases</b>               | NA  |
| <b>Year Significant Renovations</b>             | Unknown   |

### 7.1 DESCRIPTION AND CURRENT USES

The subject property consists of a 0.99 acre lot developed with a four-story masonry building with basement. The building was reportedly constructed in 1926 as a YMCA building. Utility entrances, the boiler heating system, predominant chemical storage areas, maintenance areas, former swimming pool, and weight rooms are located in the basement. The swimming pool and weight areas are currently out of use. Several cores were drilled through the base of the swimming pool after it's closure to prevent hydrostatic pressure issues. Offices, a gym, old raquet ball courts, boxing ring, kitchen, and leisure areas are located on the first floor. Floors two through four are mainly used for residential purposes. A small area of landscaping is located along State Street. Parking areas are located on the north and east sides of the building. An alley runs along the west side of the building to the north parking area. The facility was used as a residential facility for homeless men at the time of the site reconnaissance.

#### 7.1.1 INTERIOR AND EXTERIOR OBSERVATIONS

A summary of the subject property uses and conditions is tabulated below. Detailed information is discussed following the summary for any "yes" answers, along with an opinion about the significance of the listing.

| Interior and Exterior Observations |   |
|------------------------------------|---|
| Yes/No                             | Category  |
| Yes                                | Hazardous Substances                                      |
| No                                 | Petroleum Substances                                      |
| Yes                                | Aboveground or Underground Storage Tanks (ASTs/USTs)      |
| Yes                                | Drums   |
| No                                 | Suspect Containers  |
| Yes                                | Electrical or Mechanical Equip. Suspected to Contain PCBs |
| Yes                                | Interior Stains or Corrosion                              |
| Yes                                | Drains or Sumps   |
| No                                 | Wastewater Discharges                                     |
| No                                 | Septic or Sewage Tanks                                    |
| No                                 | Pits, Ponds or Lagoons                                    |
| No                                 | Pools of Liquid or Standing Water                         |
| No                                 | Solid Waste Dumping/Landfills/Suspect Fill Material       |
| Yes                                | Stained Soil or Pavement                                  |
| No                                 | Stressed Vegetation                                       |
| No                                 | Drinking Water Wells                                      |
| No                                 | Irrigation Wells  |

|    |                                     |
|----|-------------------------------------|
| No | Monitoring Wells                    |
| No | Odors                               |
| No | Other Uses or Conditions of Concern |

## HAZARDOUS SUBSTANCES

Routine cleaning and building maintenance compounds were observed at the subject property as well as containers of hydraulic fluid (for the elevator), hydrochloric acid, and pool maintenance chemicals. The containers appeared to be in good condition with no evidence indicating significant spills or releases have occurred. Given the good condition of the containers and the lack of evidence indicating that a significant release has occurred, the presence of these materials does not represent evidence of a recognized environmental condition in connection with the subject property at this time.

## DRUMS

Two drums for used cooking grease/oil were observed on the east side of the subject property in the vicinity of the emergency escape. Given the reported contents of the drums, these drums do not represent evidence of a recognized environmental condition in connection with the subject property at this time.

## ELECTRICAL OR MECHANICAL EQUIPMENT SUSPECTED TO CONTAIN PCBs

A reportedly hydraulic elevator is located in the subject property. The elevator appears to have been part of the original building construction. Mr. MacDonald did not indicate issues with the elevator at the time of the site reconnaissance. Given the lack of reported issues with the elevator, this elevator does not appear to represent evidence of a recognized environmental condition in connection with the subject property at this time. Please note, the potential exists that the hydraulic fluid may contain PCBs, and issues or leaks of hydraulic fluid may have occurred prior to Mr. MacDonald becoming the maintenance supervisor.

## DRAINS OR SUMPS

Storm water drains were observed in the subject property parking lot. The drains appeared to be in good condition with no evidence that petroleum and/or hazardous materials have been disposed or released to the drains (i.e., sheens, odors, etc). Given the observed condition of the drains at the time of the site reconnaissance and the lack of evidence suggesting that petroleum and/or hazardous materials have been disposed of or released to the drains, these drains are not considered to represent evidence of a recognized environmental condition at this time.

A sump is located in the basement pool filter room. The sump appeared to be intact. Rust colored staining was observed on the concrete sides of the sump. A small amount of water was present in the bottom of the sump. A sheen was not observed on the surface of the water. Given that the sump appears to be intact and staining appears to be do to the metal content in the sump, this sump does not appear to represent evidence of a recognized environmental condition in connection with the subject property at this time.

Floor drains were observed in the kitchen, boiler and utility rooms of the subject property. The drains appeared to be in good condition. The drains are presumably used for general cleaning purposes and for plumping overflows or leaks. There was no evidence of stains or sheens observed in or around the drains. The subject property is connected to the municipal sewer system. Given the apparent good condition of the drains and the lack of evidence indicating a release to the drains has occurred, these drains do not represent evidence of a recognized environmental condition in connection with the subject property.

**INTERIOR STAINS OR CORROSION**

A small area of staining was observed around the base of the hydraulic fluid container and the hydrochloric acid container in the basement. The containers appeared to be in good condition. The staining appears to be from transfer spills. No significant cracks were observed in the concrete floor in the vicinity of the staining. Given the limited area of staining and good condition of the concrete floor, this staining does not appear to represent evidence of a recognized environmental condition in connection with the subject property at this time.

Various areas of water corroded plaster were observed in the subject property. The damage appeared to be primarily due to pipe leaks over time and in multiple locations. Up to three layers of ceiling systems were observed in some areas. Given the apparent source of the damage, this damage does not represent evidence of a recognized environmental condition in connection with the subject property.

**STAINED SOIL OR PAVEMENT**

PSI observed several small areas of stained pavement throughout the asphalt paved parking lot of the subject property. The staining appeared to be caused by and/or the result of small leaks regularly occurring from vehicles parked and traveling through the parking lots. There was no evidence of significant spills. Given the small areas of staining, these conditions are not considered to represent evidence of a recognized environmental condition at this time.

**OTHER USES OR CONDITIONS OF CONCERN**

An apparently intact burlap bag of gaf asbestos was stored in a locked basement closet at the subject property. The bag has been untouched by Mr. MacDonald since he started at the facility approximately three years previously. This bag of asbestos should be disposed of in accordance with all federal, state, and local requirements. Please note, an asbestos containing materials (ACM) survey was not requested or performed as a part of this Phase I Environmental Site Assessment.

**7.2 PAST USES**

Our interpretation of the past uses of the property is tabulated below.

The subject property has been developed with the current YMCA building since at least 1930. Between 1884 and 1914, the subject property was primarily used for residential purposes. A carpenter's shop/furniture re-finisher was located on the subject property between 1884 and 1894.

**Summary**

| Year(s)  | Interpreted Property use   |
|--|--|
| 1884, 1889, 1894, 1898, 1900, and 1914   | The subject property is developed with residences in the Sanborn maps. A carpenters shop was located on the subject property between 1884 and 1889 which became a furniture re-finisher by 1894. A Carriage House was located on the subject property between 1889 and 1900. |
| 1930, 1942, 1951, 1953, 1954, 1964, 1973, 1978, 1986, 1988, 1989, 1990, 1992, 1993, 1994, 1995, 1997, 1999, 2006, 2008, 2009, 2011, and 2013 | The subject property is developed with the YMCA building and parking lot in the aerial photographs, Sanborn maps and city directories.   |

## 8 ADJOINING PROPERTY RECONNAISSANCE

### 8.1 DESCRIPTION AND CURRENT USES

Current uses of adjoining properties include residences and offices to the north; residential, office, and a dry-cleaner to the east; State Street followed by a park to the south; and residential buildings to the west.

| Adjoining Current Use |                          |
|-----------------------|--------------------------|
| Direction             | Interpreted Property Use |
| North                 | Mixed Use                |
| South                 | Park                     |
| East                  | Mixed Use                |
| West                  | Residential              |

#### 8.1.1 INTERIOR AND EXTERIOR OBSERVATIONS

A summary of our interpretation of the current and past uses and conditions of adjoining and surrounding property based on historical records and observations is provided below.

| Yes/No | Category  |
|--------|---|
| Yes    | Hazardous Substances                                      |
| Yes    | Petroleum Products  |
| Yes    | Aboveground or Underground Storage Tanks (ASTs/USTs)      |
| No     | Drums   |
| No     | Suspect Containers  |
| No     | Electrical or Mechanical Equip. Suspected to Contain PCBs |
| No     | Interior Stains or Corrosion                              |
| Yes    | Drains or Sumps   |
| No     | Wastewater Discharge                                      |
| No     | Septic or Sewage Tanks                                    |
| No     | Pits, Ponds or Lagoons                                    |
| No     | Pools of Liquid or Standing Water                         |
| No     | Solid Waste Dumping/Landfills/Suspect Fill Material       |
| Yes    | Stained Soil or Pavement                                  |
| No     | Stressed Vegetation                                       |
| No     | Drinking Water Wells                                      |
| No     | Irrigation Wells  |
| No     | Monitoring Wells  |
| No     | Odors   |
| No     | Other Uses or Conditions of Concern                       |

#### HAZARDOUS SUBSTANCES

A dry-cleaner is located on the east adjoining property. A dry-cleaner has been in operation at this location since at least 1951. As discussed in Section 6.1, the use of an east adjoining property as a dry-cleaner that has generated F002 halogenated solvent and still bottom wastes, length of operation and proximity to the subject property represents a recognized environmental condition in connection with the subject property.

#### PETROLEUM PRODUCTS

Fill and vent pipes for a fuel oil storage tank were observed on the west adjoining apartment building. Given the pipes run through the wall it appears likely that the fuel oil tank is located in the basement. No spills or releases were reported at this address in the EDR database report. Given the lack of evidence indicating a release has occurred and crossgradient positioning, this fuel oil tank does not appear to represent

evidence of a recognized environmental condition in connection with the subject property at this time.

**ABOVEGROUND OR UNDERGROUND STORAGE TANKS (ASTS/USTS)**

Fill and vent pipes for a fuel oil storage tank were observed on the west adjoining apartment building. Given the pipes run through the wall it appears likely that the fuel oil tank is located in the basement. No spills or releases were reported at this address in the EDR database report. Given the lack of evidence indicating a release has occurred and crossgradient positioning, this fuel oil tank does not appear to represent evidence of a recognized environmental condition in connection with the subject property at this time.

**DRAINS OR SUMPS**

Storm water drains were observed in the street surrounding the subject property. The drains appeared to be in good condition with no evidence that petroleum and/or hazardous materials have been disposed or released to the drains (i.e., sheens, odors, etc). Given the observed condition of the drains at the time of the site reconnaissance and the lack of evidence suggesting that petroleum and/or hazardous materials have been disposed of or released to the drains, these drains are not considered to represent evidence of a recognized environmental condition at this time.

**STAINED SOIL OR PAVEMENT**

PSI observed several small areas of stained pavement throughout the asphalt paved streets surrounding the subject property. The staining appeared to be caused by and/or the result of small leaks regularly occurring from vehicles parked and traveling on the streets. There was no evidence of significant spills. The asphalt pavement was generally in good condition, with no significant cracks or discontinuities noted in the vicinity of the stains. Based on the good condition of the asphalt pavement at the time of the site reconnaissance and the small areas of staining, these conditions are not considered to represent evidence of a recognized environmental condition at this time.

**8.2 PAST USES**

Our interpretation of the past uses of the adjoining and surrounding property is tabulated below.

| Past Sites Uses     |  |  |
|---------------------|--|--|
| Direction From Site | Year(s)  | Interpreted Property Use   |
| North               | 1884, 1889, 1894, 1898, 1900, 1914, 1930, and 1942   | The north adjoining properties are developed with residences in the Sanborn maps. Stables were also located on the north adjoining property between 1884 and 1894.                         |
| North               | 1951, 1953, and 1954   | The north adjoining property is developed with residences, offices, and a YMCA dormitory annex in the Sanborn maps. The aerial photograph and topographic map indicated urban development. |
| North               | 1964, 1973, 1978, 1980, 1986, 1988, 1989, 1990, 1992, 1993, 1994, 1995, 1997, 1999, 2006, 2009, and 2011 | The north adjoining property is developed with offices, apartments, and residences in the aerial photographs and Sanborn maps.   |
| East                | 1884, 1889, 1894, 1900, 1914   | The east adjoining property is developed with residences and a Free Mason's Hall/Masonic Temple in the Sanborn maps.   |

| Direction From Site | Year(s)  | Interpreted Property Use  |
|---------------------|--|---|
| East                | 1930, 1942   | The Free Mason's Hall had become a playhouse and a car wash was added to the east adjoining residences in the Sanborn map.  |
| East                | 1951, 1953, 1954, 1964, 1973, 1978, 1980, 1986, 1988, 1989, 1990, 1992, 1993, 1994, 1995, 1997, 1999, 2006, 2009, and 2011                                     | The east adjoining property is developed with residences, a dry-cleaner, and Schenectady Civic Playhouse in the Sanborn maps and aerial photographs.              |
| South               | 1884, 1889, 1894, 1900, and 1914   | The south adjoining property is developed with State Street followed by residences in the Sanborn maps. By 1900 one of the residences had become a YWCA facility. |
| South               | 1930, 1942, 1951, 1953, 1954, 1964, 1973, 1978, 1980, 1986, 1988, 1989, 1990, 1992, 1993, 1994, 1995, 1997, 1999, 2006, 2009, and 2011                         | The south adjoining property across State Street is developed with a park in the Sanborn maps, aerial photographs, and topographic maps.                          |
| West                | 1884   | The west adjoining property is developed with a marble works and residences in the Sanborn map.   |
| West                | 1889, 1894, 1900, 1914, 1930, 1942, 1951, 1953, 1954, 1964, 1973, 1978, 1980, 1986, 1988, 1989, 1990, 1992, 1993, 1994, 1995, 1997, 1999, 2006, 2009, and 2011 | The west adjoining property is developed with residential buildings in the Sanborn maps and aerial photographs.   |

The north adjoining property has been used for offices, apartments, and residences since at least 1951. In 1951, one of the buildings was identified as a YMCA dormitory annex. Between 1884 and 1942, the north adjoining property was used for residential purposes. The east adjoining property has had a dry-cleaner located on it since at least 1951. The Schenectady Civic Playhouse has been located on the east adjoining property since 1930. Residences have been located on the east adjoining property since 1884. A car wash was identified on the east adjoining property in 1930. A Free Mason's Hall/Masonic Temple was located on the east adjoining property between 1884 and 1914. The south adjoining property across State Street has been developed with a park since at least 1930. Between 1884 and 1914, the south adjoining property was developed with residences. A YWCA facility was located on the south adjoining property between 1900 and 1914. The west adjoining property has been developed with residential buildings since 1884. In 1884, a marble works was also located on the west adjoining property.

## 9 INTERVIEWS

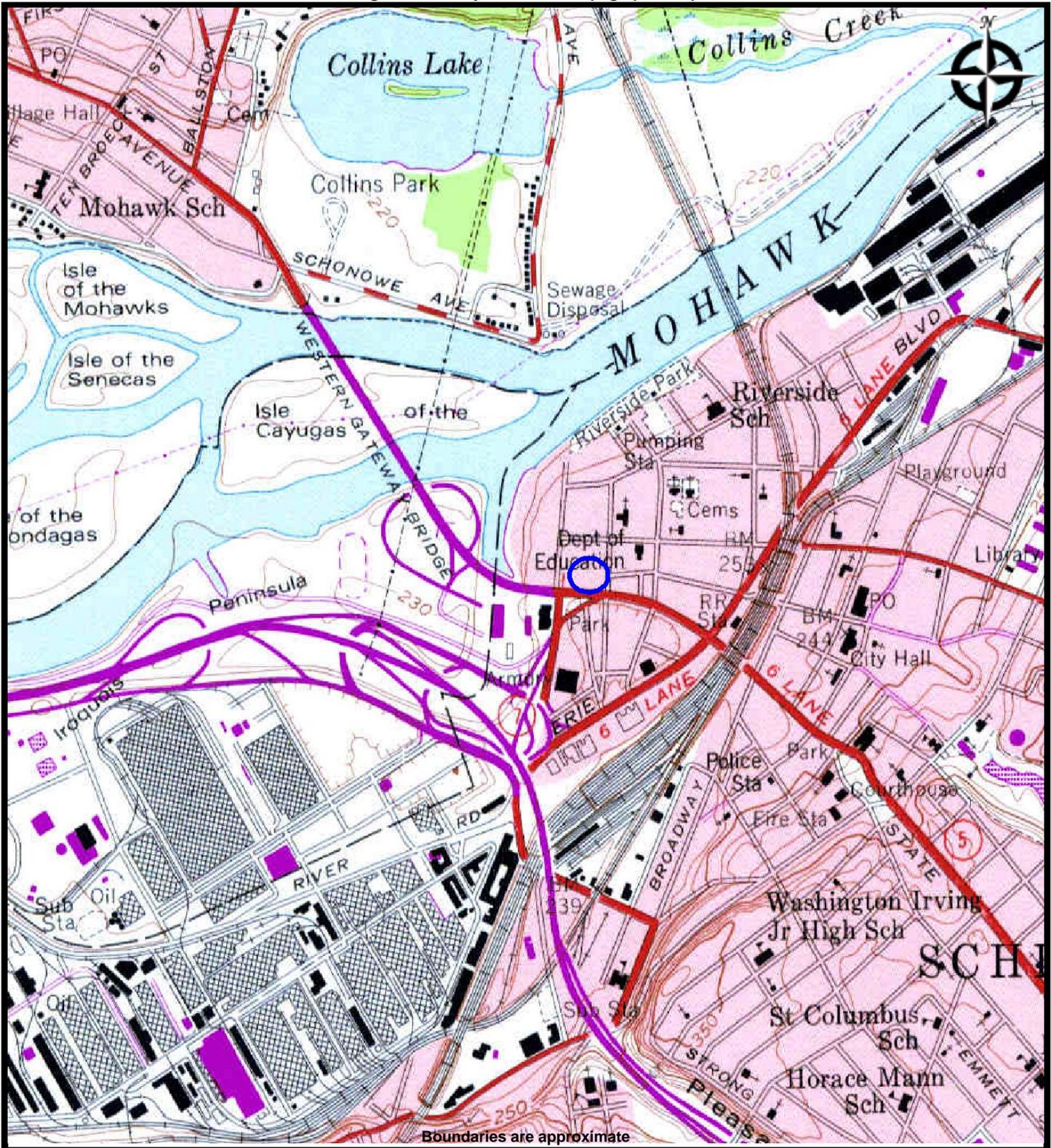
PSI interviewed parties potentially having information about current and/or former conditions at the subject property.

Mr. Magliocca arranged access for PSI with Mr. MacDonald. He indicated that the facility was approximately half of the building was residential and half was used for the YMCA. The facility was in the process of moving the residents to a new facility.

Mr. MacDonald indicated that he had been working at this building for approximately three years. To the best of his knowledge the building was originally constructed as a YMCA and has been predominately used for that purpose since. The YMCA portion of the building is closed having moved to 433 State Street. The basement pool was closed several years previously and has been core drilled along the base to reduce potential issues with hydrostatic pressure given the pool is empty. The pool filtration system remains in place in the basement. The boiler is located in the basement and currently fueled by natural gas. A fuel oil AST is closed in place in the basement. A hydraulic elevator is located in the building, he did not indicate any issues with the operation. Building maintenance, cleaning compounds, and other materials are predominately stored in the basement. Cooking grease is stored in two drums in the east parking lot next to the fire escape. A bag of gaf asbestos is locked in a basement closet.

| Interviews         |             |                        |
|--------------------|-------------|------------------------|
| Name               | Affiliation | Role                   |
| Mr. Lou Magliocca  | YMCA        | Key Site Manager       |
| Mr. Paul MacDonald | YMCA        | Maintenance Supervisor |

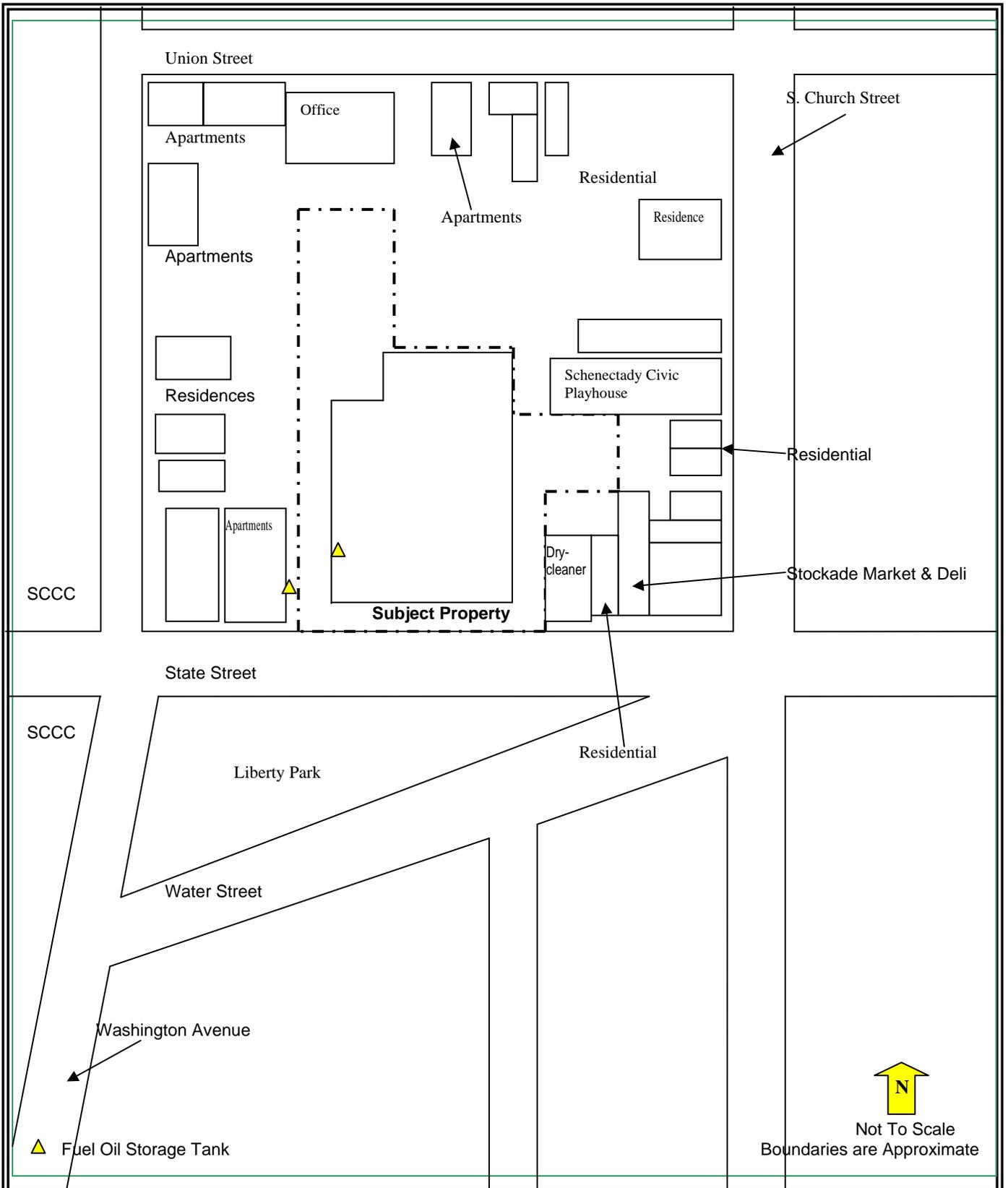
# FIGURES



**psi** Information  
To Build On  
Engineering • Consulting • Testing

1980 TOPOGRAPHIC MAP  
0836559 - FORMER YMCA BUILDING - SCHENECTADY, NY  
13 State Street  
Schenectady NY 12305

PREPARED FOR: Schenectady Metroplex Development Authority  
PROJ. MGR: Janelle Snider  
DRAWN BY: Janelle Snider  
DATE: 6/2/2014  
PROJ. #: 0836559



**psi** Information  
To Build On  
Engineering • Consulting • Testing

Professional Service Industries, Inc.  
104 Erie Boulevard, Suite 1  
Schenectady, New York 12305

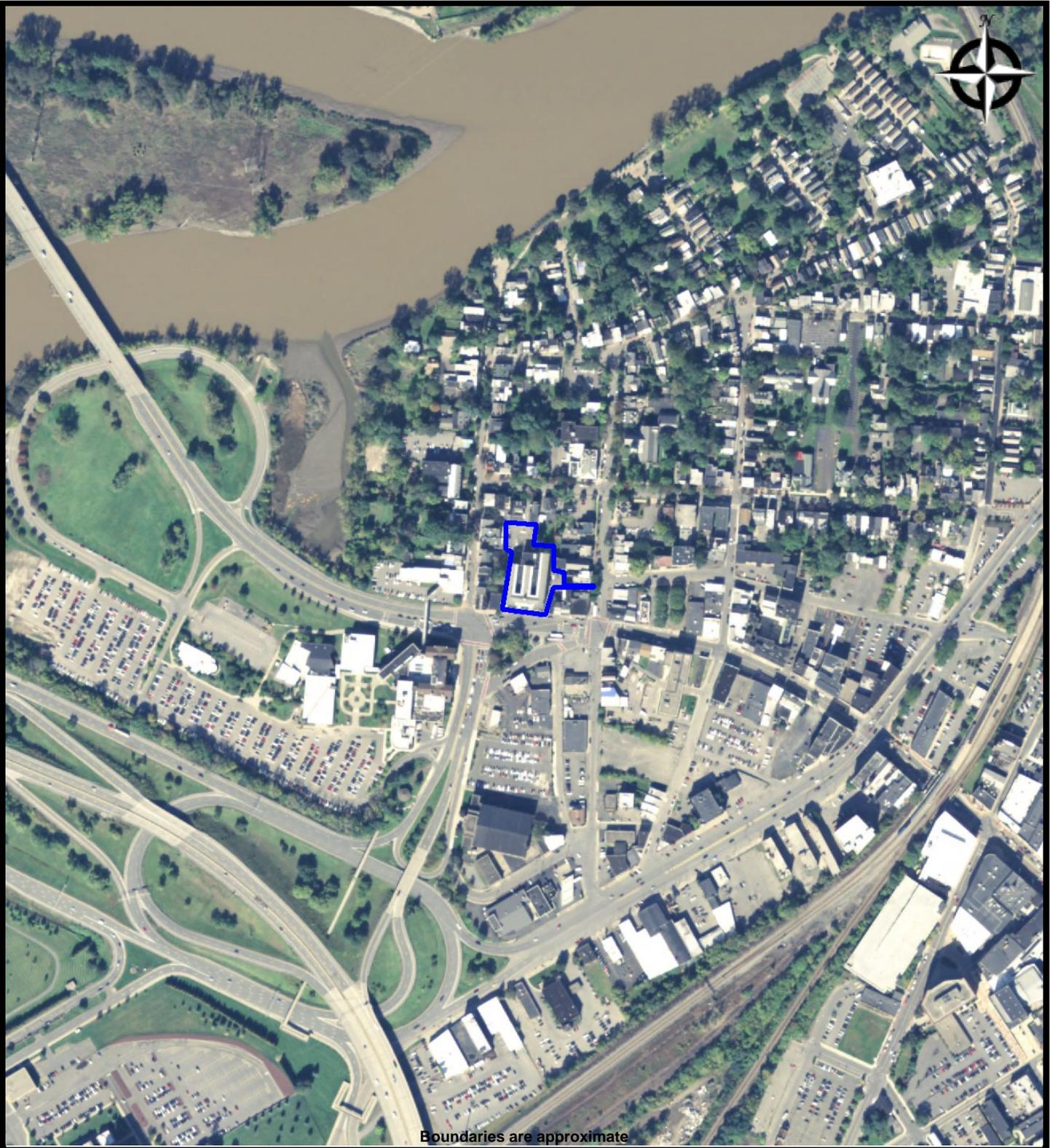
(518) 377-9841 phone  
(518) 377-9847 fax

Client: Schenectady Metroplex Development Authority

Name: Former YMCA Building

PSI Project#: 0836559

Date: June 3, 2014



**psi** Information  
To Build On  
Engineering • Consulting • Testing

2011 AERIAL PHOTOGRAPH  
0836559 - FORMER YMCA BUILDING - SCHENECTADY, NY  
13 State Street  
Schenectady NY 12305

PREPARED FOR: Schenectady Metroplex Development Authority  
PROJ. MGR: Janelle Snider  
DRAWN BY: Janelle Snider  
DATE: 5/30/2014  
PROJ. #: 0836559

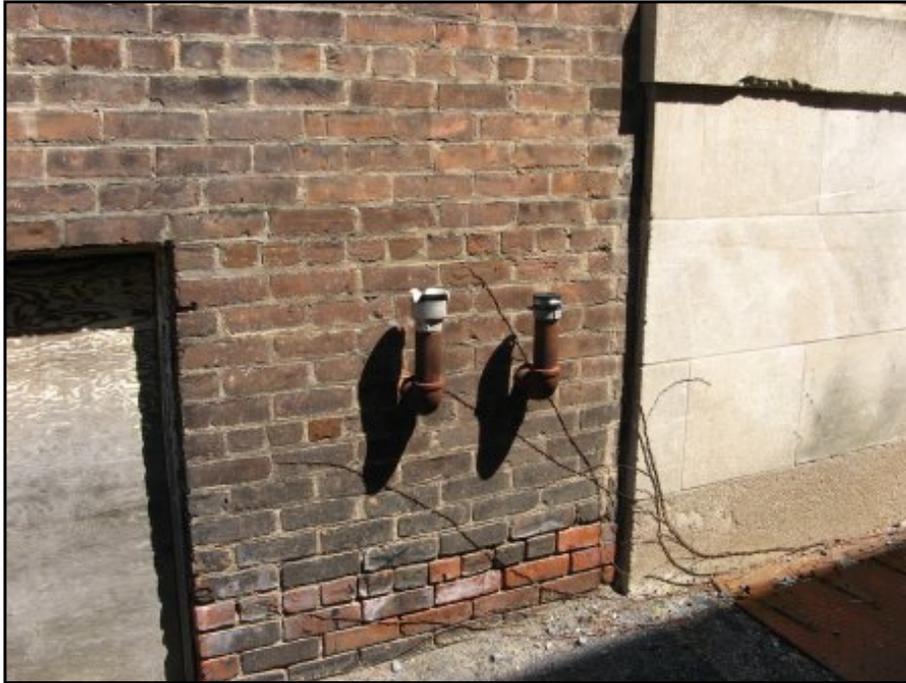
# **PHOTOGRAPHS**



Looking northeast at the south side of the subject property.



Looking southeast along the west side of the subject property building.



Capped fill pipe for closed fuel oil AST in basement of subject property.



Looking south at the north side of the subject property.



North parking area at the subject property.



Stormwater drain in the north parking area.



Grease drums on the east side of the subject property.



Reportedly closed fuel oil AST in subject property basement.



Sump in the subject property basement.



Boiler systems in subject property basement.



Hydraulic elevator machinery in subject property basement.



Bag of asbestos in a locked basement closet at the subject property.



Hydraulic fluid and Hydrochloric acid storage at the subject property.



Paint storage in basement maintenance area.



Closed gymnasium at the subject property.



Floor drain in the subject property kitchen.



Looking north at a north adjoining office and apartment buildings.



Dry-cleaner on the east adjoining property.



Looking south at the south adjoining park across State Street.



Apartment building to the west of the subject property.



Vent and fill pipe on the west adjoining apartment building.



Apartment building on the west adjoining property.

September 24, 2014

Schenectady Metroplex Development Authority  
433 State Street  
Schenectady, New York 12305

Attn: Mr. Jayme Lahut  
Executive Director  
Phone: (518) 377-1109 X 102

Re: Phase II Environmental Site Assessment Services  
Former YMCA Building  
13 State Street  
Schenectady, New York 12305  
PSI Project No. 0836575-1

Dear Mr. Lahut:

Professional Service Industries (PSI) recently conducted a Phase II Environmental Site Assessment (ESA) for the subject property, located at 13 State Street in Schenectady New York. Presented below is a summary of our findings and recommendations.

### **Authorization**

The Schenectady Metroplex Development Authority (Metroplex) authorized PSI to commence work by signing PSI Proposal #0836-128073 dated July 9, 2014. The Contractual Agreement between PSI and Metroplex was signed by Mr. Jayme Lahut of Metroplex on July 30, 2014.

### **Overview of ASTM E1903-11 Standard Practice**

This Phase II ESA was conducted in general accordance with *ASTM Standard E 1903-11, Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*. This practice covers a process for conducting a Phase II ESA of a parcel of property with respect to evaluating the presence or likely presence of substances defined as “hazardous substances under the Comprehensive Environmental Response Compensation Act (CERCLA or Superfund), and petroleum products. The Standard Practice specifies procedures based on the scientific method to characterize property conditions in an objective, representative, repeatable, and defensible manner.

The Standard Practice contemplates that the user (i.e., the client) and the Phase II Assessor will consult to define the scope and objectives of the investigation in light of relevant factors, such as the portion of the property or specific concerns to be investigated, the specific questions to be answered to satisfy the user’s business needs, the degree of confidence needed or desired in the results, the degree of investigatory

sampling needed to achieve such confidence, and any time and resource constraints. The scope of the Phase II ESA investigation is directly related to the user's objectives. The Standard Practice does not require full site characterization in every instance, but may be used to conduct an investigation that is sufficient to meet the user's objective.

### ***Project Understanding***

PSI understands that the subject property, 13 State Street, consists of one (1) parcel approximately 1 acre in size that is currently improved with one (1), four-story building and the associated landscaped and parking areas. The location was formerly operated as a YMCA facility. The property is currently owned by the YMCA. A Site Location Map is presented on **Figure 1**.

Mr. Jayme Lahut, Executive Director of Schenectady Metroplex Development Authority (Metroplex) requested that PSI investigate the recognized environmental conditions (RECs) identified in the recently completed Phase I ESA. The Phase I ESA identified no RECs with respect to the subject property with the exception of the historic use of nearby properties as dry cleaners (2).

### ***Objective***

PSI performed the Phase II ESA at the subject property at 13 State Street in conformance with the scope and limitations of the ASTM Standard Practice E1903-11. The purpose of performing the Phase II ESA in accordance with the Standard Practice was to acquire and evaluate information sufficient to achieve the objectives outlined below, which were developed through consultation between PSI and the client.

The objective for this ESA is to assess if the subject property has been impacted by chlorinated solvents resulting from the historical use of adjacent and nearby properties owned and operated by others as dry cleaner facilities.

As per the revised ASTM 1903-11 Standard Practice for the Phase II ESA Process, the assessor is required to interact with the user to determine the reason and objectives for performing the Phase II ESA. Based on the objective, the assessor is required to develop a Problem Statement that will be answered by the Phase II ESA.

***The "Problem Statement" for this Phase II ESA is; the findings will determine if the subject property has been impacted by chlorinated solvents from the historical use of the adjacent or nearby properties as a dry cleaner.***

The scope of work outlined below was developed specifically to satisfy the objectives outlined above. The data acquired during this assessment is sufficient to satisfy the objectives and the findings are discussed in the report conclusions.

## ***Background & History***

The subject property consists of a 0.99 acre lot developed with a four-story masonry building with basement. The building was reportedly constructed in 1926 as a YMCA building. Utility entrances, the boiler heating system, predominant chemical storage areas, maintenance areas, former swimming pool, and weight rooms are located in the basement. The swimming pool and weight areas are currently out of use. Several cores were drilled through the base of the swimming pool after its closure to prevent hydrostatic pressure issues. Offices, a gym, old racquet ball courts, boxing ring, kitchen, and leisure areas are located on the first floor. Floors two through four are mainly used for residential purposes. A small area of landscaping is located along State Street. Parking areas are located on the north and east sides of the building. An alley runs along the west side of the building to the north parking area. The facility was used as a residential facility for homeless men at the time of the site reconnaissance.

The subject property has been developed with the current YMCA building since at least 1930. Between 1884 and 1914, the subject property was primarily used for residential purposes. A carpenter's shop/furniture re-finisher was located on the subject property between 1884 and 1894. There are no records that chlorinated solvents (PCE/TCE) were stored or used on the subject property.

Current uses of adjoining properties include residences and offices to the north; residential, office, and a dry-cleaner to the east; State Street followed by a park to the south; and residential buildings to the west.

The north adjoining property has been used for offices, apartments, and residences since at least 1951. In 1951, one of the buildings was identified as a YMCA dormitory annex. Between 1884 and 1942, the north adjoining property was used for residential purposes. The east adjoining property has had a dry-cleaner located on it since at least 1951. The Schenectady Civic Playhouse has been located on the east adjoining property since 1930. Residences have been located on the east adjoining property since 1884. A car wash was identified on the east adjoining property in 1930. A Free Mason's Hall/Masonic Temple was located on the east adjoining property between 1884 and 1914. The south adjoining property across State Street has been developed with a park since at least 1930. Between 1884 and 1914, the south adjoining property was developed with residences. A YWCA facility was located on the south adjoining property between 1900 and 1914. The west adjoining property has been developed with residential buildings since 1884. In 1884, a marble works was also located on the west adjoining property.

## **Physical Setting**

PSI reviewed United States Geological Survey (USGS), Topographic (Topo), Maps and other information regarding the physical setting of the site to assist with the interpretation of subsurface water movement near the property.

| <b>Summary</b>           |                              |
|--------------------------|------------------------------|
| <b>Source Name</b>       | <b>Year Published/Issued</b> |
| USGS 7.5 Minute Topo Map | 1954 (revised in 1980)       |
| USDA Web Soil Survey     | 2012                         |

A topographic map showing the subject property is provided as **Figure 1**.

According to the USDA Web Soil Survey of Schenectady County, soils at the subject site are classified as “Cut and Fill land,” which is the dominant soil type in the vicinity of the subject property and that general area of Schenectady. This soil description is predominately found on the nearly-level flood plain in the City of Schenectady where the soil has been disturbed by the removal or addition of soil material. The material and drainage are variable. The Mohawk River is located approximately 300 feet northwest of the Site, and flows generally from the southwest to the northeast. Soil Conservation Service soil survey information generally applies to the upper soil horizons down to a depth of five to seven feet.

## **Summary of Previous Assessments**

PSI performed a Phase I on the subject property and submitted the Phase I ESA report to the Metroplex on June 4, 2014. PSI has developed the scope of services presented below based on the findings of the Phase I ESA.

The findings of the Phase I ESA indicated that two (2) RECs identified related to historic off-site property uses.

The property and recognized environmental conditions to be assessed in this ESA include the following:

## **Recognized Environmental Conditions**

### **Off-Site Conditions**

- Save Mor Cleaners is located on the east adjoining property. According to the EDR database report; this facility is identified in the Drycleaners, EDR US Historic Cleaners, Manifest, and Resource Conservation and Recovery Act (RCRA) databases. Historical data sources indicated that a dry-cleaner has operated at this location prior to 1951. It is likely that chlorinated solvents were

used at this facility from its start of operations until it switched to the current DF2000 solvent (a petroleum based solvent) in 1999.

It is generally understood, the original dry-cleaning machines were inefficient necessitating frequent transfer of solvents into the system. Each transfer could release small amounts of material. The multitude of small leaks over the course of years can create a significant subsurface plume of chlorinated solvents. Used solvents could be placed in dumpsters for disposal which they could leak out of. The length of dry-cleaning operations, proximity to the subject property, former use of halogenated solvents, and up gradient positioning, all support the potential for a recognized environmental condition in connection with the subject property.

- A dry-cleaner was identified at 107 S Church Street between 1951 and 1995 in the Sanborn maps reviewed during the Phase I ESA. The dry-cleaner may have been in operation prior to 1951. The exact year operations ceased is unconfirmed. This facility may have stood vacant for years prior to the City of Schenectady removing waste from the facility. This facility is located approximately 243 feet southeast of the subject property and up gradient with respect to the anticipated regional groundwater flow direction. According to the EDR database report, this facility is identified in the RCRA, FINDS, and Manifest databases. The proximity to the subject property, up gradient positioning, and apparent length of operation, all support the potential for a recognized environmental condition that could impact the subject property

### ***Sampling Rationale***

The sampling rationale described below was intended to satisfy the data needs to meet the client's objectives for the Phase II ESA. .

### **Site Conceptual Model and Hypothesis Statement(s)**

PSI has prepared a site conceptual model for each area that is to be investigated where target analytes are known to be present, or are likely to be present. The conceptual model was developed in order to evaluate what target analytes are most likely to be present and where the target analytes are likely to be currently located, in light of the environmental behavior, fate and transport characteristics of the potential target analytes. The conceptual model was based upon available information and assumptions regarding physical conditions, such as relative permeability, depth to the water table, and groundwater flow direction, as well as available information regarding the nature and physical properties of the target analytes. The conceptual model also takes into account potential release mechanisms and preferential pathways for contaminant travel at each REC.

The conceptual model was utilized to determine the sampling rationale, including most appropriate sampling locations and media to be sampled, sampling methodologies, and target analytes.

### REC #1 - Historic Use – Save Mor Dry Cleaner (Adjacent / East, Off-site)

According to the Phase I ESA findings, a Save Mor Cleaners is located on the east adjoining property. According to the EDR database report; this facility is identified related to historic off-site property uses in the Drycleaners, EDR US Historic Cleaners, Manifest, and Resource Conservation and Recovery Act (RCRA) databases. Historical data sources indicated that a dry-cleaner has operated at this location prior to 1951. It is likely that chlorinated solvents were used at this facility from its start of operations until it switched to the current DF2000 solvent (a petroleum based solvent) in 1999.

The length of dry-cleaning operations, proximity to the subject property, former use of halogenated solvents, and up gradient positioning, all support the potential for a recognized environmental condition that could impact the subject property.

| Target Analyte(s) | Release Mechanism   | Media/Locations Most Likely To Be Impacted |
|-------------------|---|--|
| VOCs              | Leaking equipment and poor transfer activities or discharges related to historic adjacent property usage as a dry cleaner<br><br>Historical off-site use of property as a dry-cleaning facility, chlorinated solvents (F002-listed wastes), and Still Bottoms may have been released, to the soil and/or groundwater. | Vapor and Groundwater                      |

Due to the historical dry cleaner which has been identified as being adjacent to the subject property, this ESA was necessary in order to determine if chlorinated solvents were potentially released and had potentially impacted the subject property.

The installation of the three borings in the alley with temporary wells for groundwater sample collection were proposed along with two soil vapor points

- The Standard Practice requires the Phase II Assessor to develop a hypothesis statement based on the user's objectives for each REC. The following hypothesis was developed for REC #1, which was tested during the Phase II ESA:
- **Hypothesis: *Is the subject property impacted by chlorinated solvents from the historical use of the adjacent or nearby properties as a dry cleaner***

**REC #2 - Historic Use – Dry Cleaner at 107 Church St. (Southeast, Off-site)**

According to the Phase I ESA findings a dry-cleaner was identified at 107 S Church Street between 1951 and 1995 in the Sanborn maps reviewed during the Phase I ESA. The dry-cleaner may have been in operation prior to 1951.

This facility is located approximately 243 feet southeast of the subject property and up gradient with respect to the anticipated regional groundwater flow direction. According to the EDR database report, this facility is identified in the RCRA, FINDS, and Manifest databases. Given the proximity to the subject property, up gradient positioning, and apparent length of operation, the former use of this facility as a dry cleaner represents evidence of a recognized environmental condition in connection with the subject property

| <b>Target Analyte(s)</b> | <b>Release Mechanism</b>   | <b>Media/Locations Most Likely To Be Impacted</b> |
|--------------------------|--|---|
| VOCs                     | Historical off-site use of property as a dry-cleaning facility, chlorinated solvents (F002-listed wastes), and Still Bottoms may have been released, to the soil and/or groundwater. | Groundwater                                       |

Due to the historic 107 Church St dry cleaner site which has been identified as being located to the southeast of the subject property, subsurface investigation was necessary in order to determine if dry-cleaning solvents or still bottoms were potentially released and had potentially impacted groundwater. Therefore, groundwater is the most likely media to potentially become impacted by the target analytes resulting from these processes would likely be in the groundwater, so with the installation of the boring and temporary well in the front of the building that allows a groundwater sample to be collected was proposed.

The Standard Practice requires the Phase II Assessor to develop a hypothesis statement based on the user's objectives for each REC. The following hypothesis was developed for REC #2, which was tested during the Phase II ESA:

- **Hypothesis: *Is the subject property impacted by chlorinated solvents used at the former dry cleaner located up gradient to the southeast of the site.***

It should be noted that the other borings, temporary wells and soil vapor points in the alley could also be affected by the 107 Church Street dry cleaner site.

## **Scope of Work & Site Activities**

Sampling operations were performed on August 19, 2014 and were directed by PSI's Senior Environmental Scientist, Mr. David W. Myers, CG, who is a Qualified Environmental Professional (QEP) under the NYSDEC DER-10 definition. Field personnel from PSI and Zebra Environmental were OSHA-trained in accordance with 29 CFR 1910.120. Equipment decontamination, sample collection, field documentation, sample custody and laboratory analyses were in general accordance with methods prescribed by NYSDEC and the United States Environmental Protection Agency (USEPA).

The analyses were performed by Con-Test Analytical Laboratory (Contest) of East Longmeadow, Massachusetts, an Environmental Laboratory Accreditation Program (ELAP)-accredited laboratory.

As part of the quality control procedures a duplicate sample was collected and analyzed as part of the assessment. The trip blank was also analyzed. No obvious deviations or anomalies were found in these samples. The data provided will be considered sufficient for the evaluation purposes of this Phase II ESA. .

The specific scope of the Phase II ESA is described below.

### **Groundwater Assessment**

1. PSI installed four (4) borings by direct push technology (Geoprobe™). As presented on the **Figure 2 - Site Map**, one of the borings was placed along the front (south perimeter) of the YMCA Building and the 3 other borings were placed in the alley along the east perimeter near the adjacent dry cleaner. The 4 borings were installed to depths of twenty (20) or twenty-five (25) feet below ground surface (bgs).
2. Soil samples were collected in continuous segments and field screened with a photoionization detector (PID). Organic vapor measurements were recorded on standard field forms along with a description of the soils encountered in each of the borings. The soil boring logs and the associated PID data are presented in **Attachment A**.
3. One soil sample was collected at the groundwater interface at Boring #2 and submitted for laboratory analysis based on the horizontal and vertical location of the sample in assisting with providing the maximum amount of information relative to both REC #1 and REC #2. The soil sample was collected into laboratory-provided sample containers, preserved as necessary, and shipped under chain of custody to the laboratory.

4. The four (4) boring locations noted in this scope of work were converted to temporary monitoring wells and a groundwater sample was collected from each location. A duplicate water sample was collected from location #2.
5. Laboratory analysis of the soil and groundwater samples included the following:
  - EPA Method 8260 for volatile organic compounds (VOC's)
6. After the sampling event was completed, the boring locations were plugged and filled with similar materials and capped with asphalt.

### ***Soil Vapor Assessment***

1. Two (2) borings were installed via direct-push technology (Geoprobe™) for the soil vapor assessment. These two (2) borings were located proximate to adjacent dry cleaner and the temporary monitoring wells located at Boring #2 and Boring #3 as discussed above. Groundwater was encountered at depths of approximately 14.5 to 15.5 feet bgs, PSI set the vapor borings at between 12.5 to 13.5 feet bgs.
2. Two soil vapor samples were collected from the vapor points for laboratory analysis. The soil vapor samples were collected with new, dedicated Teflon-coated tubing at each location and were collected into laboratory-provided 6-liter Summa canisters for shipment to Contest under proper COC documentation.
3. The soil vapor samples were analyzed for the following:
  - Method TO-15 for VOCs;
4. The two (2) soil vapor points were not designed as permanent monitoring points. The vapor points were located in the asphalt paved alley and approximately ten feet from the YMCA building. Each of the vapor points were removed after the sampling event was completed.
5. The boring locations were plugged and filled with similar materials and capped with asphalt.

### ***Data Interpretation***

PSI understands that this building or site investigated during this ESA has tentative future plans as a commercial development. PSI provides the data interpretation for both RECs due to the similar objectives for each hypothesis of the RECs assessed and their results.

Based on the conceptual model for REC #1 and REC #2 described above, PSI conducted the following investigation to determine whether a release had occurred that impacted the subject property.

| Media Sampled | Location(s)  | Target Analytes          |
|---------------|--|--------------------------|
| Vapor         | <p>Two (2), vapor points were installed in the alley, near borings B-2 and B-3</p> <p>A vapor sample was collected at both points for laboratory analysis.</p> <p>PSI believed these locations had great potential for impact based on the location of the vapor sampling point to the adjacent dry cleaner.</p> | VOCs by TO-15            |
| Groundwater   | <p>One (1), groundwater sample was collected at each of the four (4) temporary wells</p> <p>The locations were considered down-gradient of the adjacent dry cleaner and from the 107 Church St dry cleaner site.</p>   | VOCs by EPA Method 8260B |
| Soil          | <p>Based on the judgment of the environmental professional one (1) soil sample was collected at the soil /water interface at Boring B-2.</p> <p>PSI believed this location had great potential for impact based on the location which is down gradient of both dry cleaner RECs</p>                              | VOCs by EPA Method 8260B |

### Field Screening Results

Field screening results and observations from the four soil borings installed to investigate both RECs, show similar lithologies and groundwater was observed at approximately fifteen (15) feet below ground surface in all 4 borings.

Petroleum/solvent odors and/or staining were not observed in the borings. The PID readings for the borings was generally below 1 ppm.

### **Soil Sample Analytical Results**

A soil sample was collected in Boring #2 at the soil /water interface. The soil sample result was compared to the 6 NYCRR Part 375 Table 6-8 (a) Unrestricted Use Soil Clean Up Objectives (SCOs) and 6 NYCRR Part 375 Table 6-8 (b) for Restricted Commercial Use SCOs for the soil sample collected and submitted to the laboratory for analysis. Please note that whenever the potential for commercial development on a property is a consideration, PSI compares the data to the commercial use SCOs to be consistent with potential future use.

One soil sample was obtained from at SB/TW/SV-2 (as shown on **Figure 2**) and analyzed for VOCs. The laboratory analysis results indicated only one compound, tetrachloroethylene (PCE) was detected in a concentration above the laboratory detection limits.

PCE was detected at a concentration of 0.0074 milligrams per kilogram (mg/kg or parts per million (ppm)) which is less than the 6 NYCRR Part 375 Table 6-8 (a) Unrestricted Use SCO of 1.3 ppm and 6 NYCRR Part 375 Table 6-8 (b) for Restricted Commercial Use SCO of 150 ppm. This laboratory result for the soil sample is summarized on **Table 1**.

### **Groundwater Sample Analytical Results**

Groundwater samples were obtained from all four boring locations (locations are per **Figure 2**) and were analyzed for VOCs by EPA Method 8260B. The laboratory analysis results indicated that only compound detected in concentrations above the laboratory detection limits was PCE. PCE concentrations were detected in all five samples (including the duplicate) and were as follows:

SB/TW-1: 7.1 micrograms per liter (ug/l or parts per billion (ppb));  
SB/TW/SV-2: 5.7 ug/l;  
SB/TW/SV-3: 3.4 ug/l;  
SB/TW-4: 3.3 ug/l and  
SB/TMW-X (The duplicate taken from the SB/TW/-2 location): 7.2 ug/l.

Three of the five results for groundwater samples did indicate concentrations above the value for the NYSDEC Technical Operations and Guidance Series 1.1.1 (TOGS) Groundwater Standards and Guidance Value of 5.0 ug/l for PCE. As shown on **Table 2**, the locations that exceed the NYSDEC guidance are at the SB/TW-1 and SB/TW/SV-2 locations.

A copy of the Laboratory Analytical Results is presented in **Attachment B**.

### **Soil Vapor Assessment**

Soil vapor samples were collected at 2 boring locations on August 19, 2014. The sample results indicate elevated levels of Trichloroethylene (TCE) and PCE in the soil vapor in the vadose zone that could potentially impact the building on the subject property. Trace levels of Cis-1, 2-Dichloroethylene (CIS), a “daughter product” of PCE and TCE was detected, which may be attributed to the PCE degrading over time. Carbon Tetrachloride (CT), and other solvents were also found as shown on **Table 3**. A copy of the Laboratory Analytical Results is presented in **Attachment B**.

### **Conclusions**

PSI has performed a Phase II Environmental Site Assessment in general conformance with the scope and limitations of the ASTM Standard E 1903-11 Standard Practice and PSI Proposal No. 0836-128073 for the Former YMCA Building, located at 13 State Street in Schenectady, New York. Based on an evaluation of the findings of this assessment, the following conclusions have been developed.

#### **REC #1 - Historic Use – Save MOR Dry Cleaner (Adjacent / East, Off-site)**

| <b>Hypothesis Statement</b>  | <b>Was the Hypothesis Confirmed?</b>   |
|--|--|
| <i>Based on the information provided, the hypothesis which addresses if the subject property was impacted by chlorinated solvents from the historical use of the adjacent property as a dry cleaner.</i> | Hypothesis Confirmed:<br><br><i>Sampling has revealed the presence of chlorinated VOCs related to the dry cleaning industry in the groundwater and soil vapor of the subject property.</i> |

The results of the observations during the soil boring installation and soil sampling did not indicate evidence of environmental impacts (i.e. elevated PID readings, staining or odors). However; based on the presence of PCE, TCE and CIS indicated in the laboratory analytical results, there are current subsurface site conditions indicating evidence of a historic impact from dry cleaning operations with respect to REC #1.

The objectives listed in the Statement of Objectives were met for REC #1.

#### **REC #2 - Historic Use – Dry Cleaner at 107 Church St. (Southeast, Off-site)**

| <b>Hypothesis Statement</b>  | <b>Was the Hypothesis Confirmed?</b>  |
|--|---|
| <i>Based on the information provided, the hypothesis which addresses if the subject property was impacted by chlorinated solvents from the historical use of the adjacent property as a dry cleaner.</i> | Hypothesis Confirmed<br><br><i>Sampling has revealed the presence of chlorinated VOCs related to the dry cleaning industry in the groundwater and soil vapor of the subject property.</i> |

The results of the observations during the soil boring installation and soil sampling did not indicate evidence of environmental impacts (i.e. elevated PID readings, staining or odors). However; based on the presence of PCE, TCE and CIS indicated in the laboratory analytical results, there are current subsurface site conditions indicating evidence of a historic impact from dry cleaning operations with respect to REC #2.

The objectives listed in the Statement of Objectives were met for REC #2

The Phase II ESA has provided sufficient information for the recognized environmental conditions assessed under present site conditions to confirm the presence of remnant hazardous substances specifically chlorinated solvents that have impacted the subject property. .

\*\* Please note that due to the nature of the chemicals of concern noted in the findings and the locations of the dry cleaner RECs, it would be speculation to provide an opinion of which REC Site has impacted the subject property. It is PSI's opinion that at least one of the dry cleaner sites has impacted the subject property based on the findings of this Phase II ESA.

### ***Recommendations***

Based on our findings during this Phase II ESA, PSI recommends the following:

- Further investigation of soil vapor of the building sub-slab, the building indoor air and site groundwater is warranted to determine necessity and extent of potential mitigation measures for protection of the subject property.
- Notify the former YMCA building owner of these conditions.

### ***Warranty***

The information provided in this ESA Report, prepared by PSI under Project Number 0836575-1 is intended exclusively for Metroplex, as they pertain to the subject property located at 13 State Street in Schenectady, New York at the time when the ESA activities were conducted. No unnamed third party shall have the right to rely on this report without the express written consent of PSI, as well as payment of the then current reliance letter fee. The professional services provided have been performed in accordance with practices generally accepted by other appropriate environmental professionals, geologists, engineers, and environmental scientists practicing in this field. No other warranty, either expressed or implied, is made.

PSI is not an insurer and makes no guarantee or warranty that the services supplied will avert or mitigate occurrences, or the consequences of occurrences, that the services are designed to prevent or ameliorate. As with all subsurface soil sampling, there is no guarantee that the work conducted has identified any and all sources or locations of

petroleum hydrocarbons or hazardous substances or chemicals in the soil and/or groundwater.

This report is issued with the understanding that the Client is responsible for ensuring that the information contained in this report is brought to the attention of the owner and/or tenants.

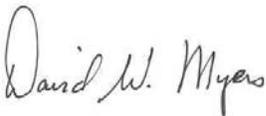
### ***Use by Third Parties***

This report was prepared pursuant to the contract PSI has with Metroplex. That contractual relationship included an exchange of information about the subject property that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than the Metroplex, for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Please call with any questions you may have regarding this ESA Report. We thank you for choosing PSI as your consultant and look forward to working with you on this site in the future.

Respectfully Submitted,

**PROFESSIONAL SERVICE INDUSTRIES, INC.**



David W. Myers, C.G.  
Senior Environmental  
Scientist



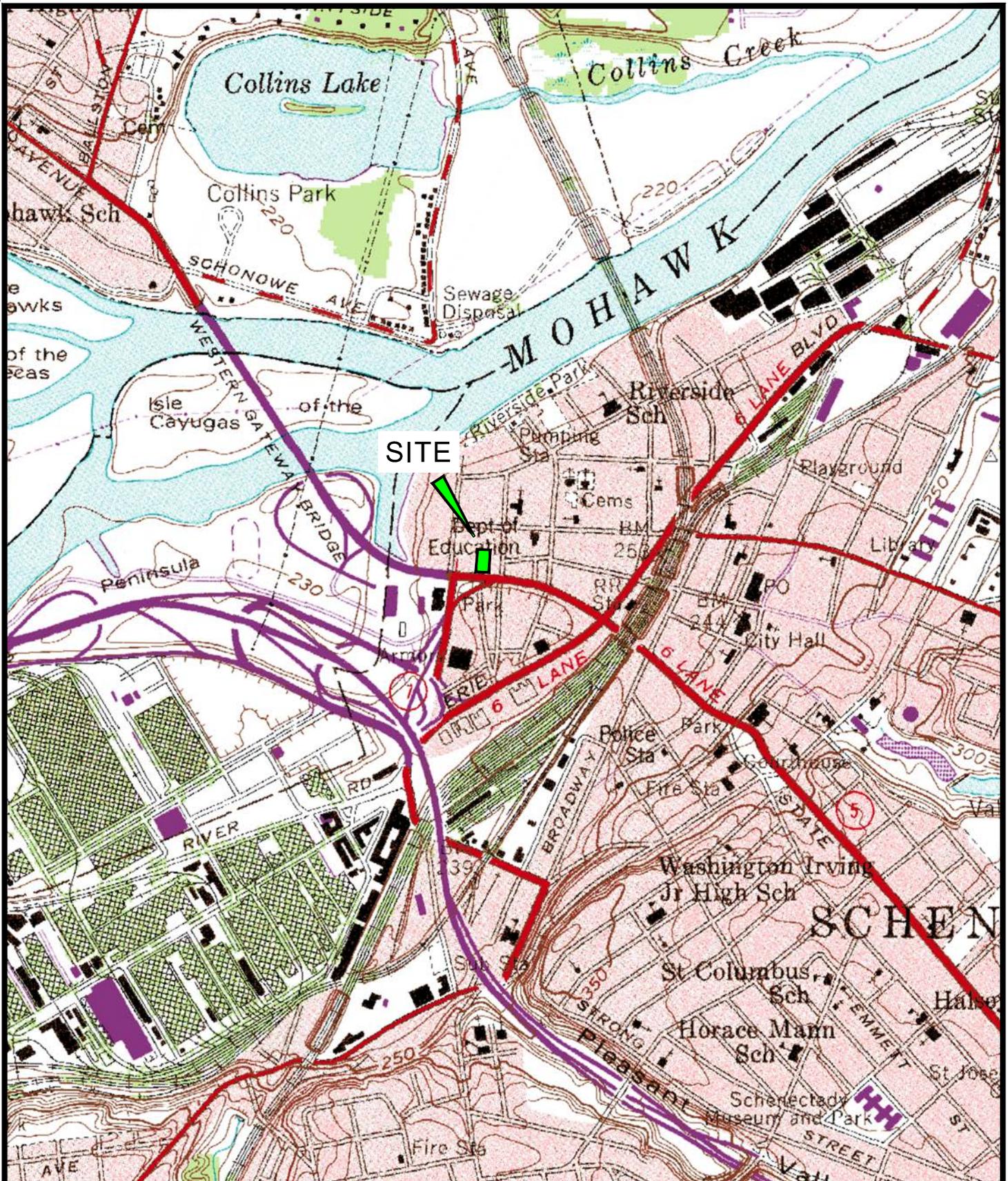
Paul Misiaszek, CHMM  
Principal Consultant &  
Environmental Specialist

Enclosures:

|              |                               |
|--------------|-------------------------------|
| Figures      |                               |
| Tables       |                               |
| Attachment A | Soil Boring Logs              |
| Attachment B | Laboratory Analytical Reports |

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## FIGURES

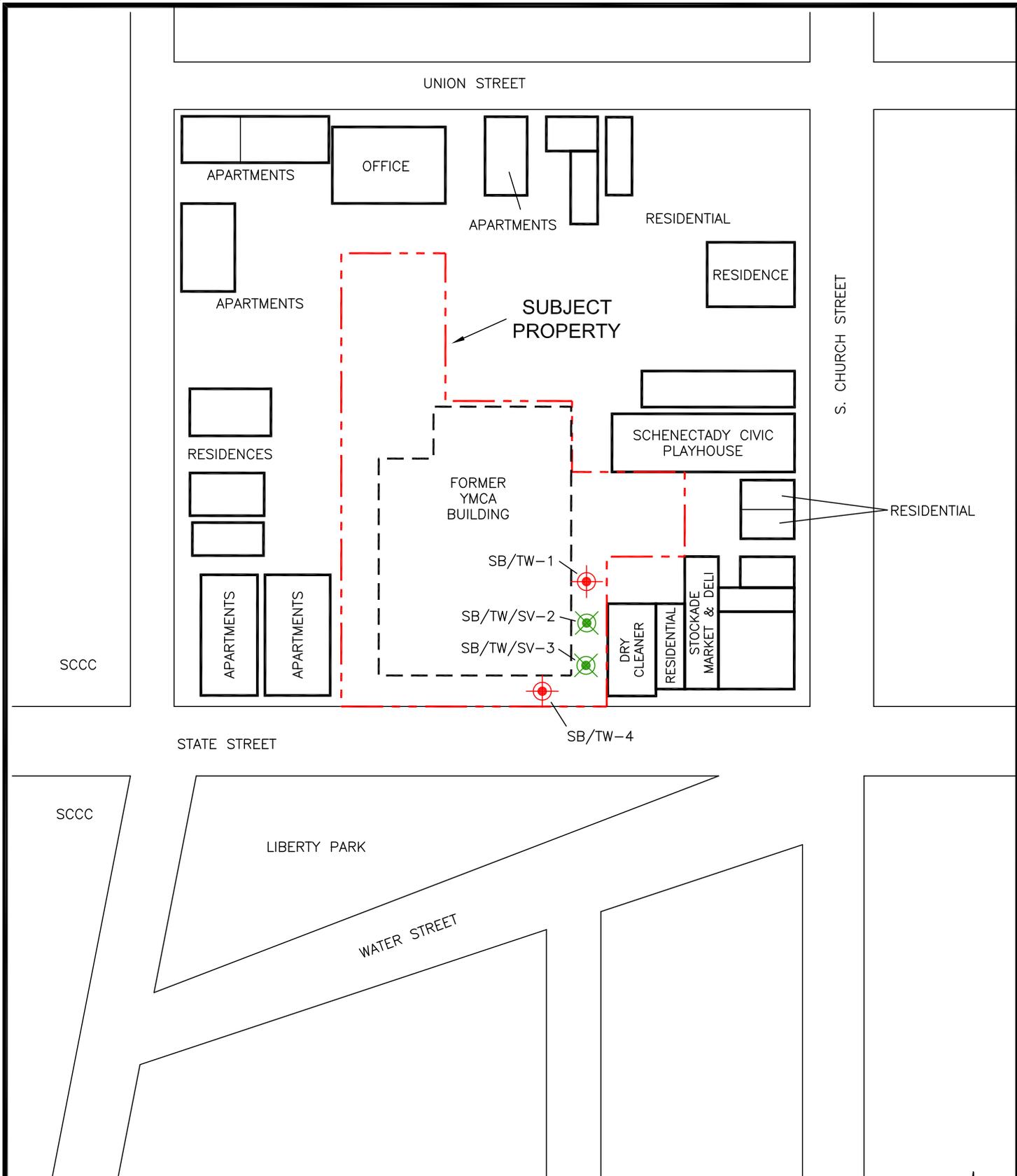


TOPOGRAPHIC IMAGE:  
 U.S.G.S. SCHENECTADY QUADRANGLE, NY  
 7.5 MINUTE SERIES  
 1954 - PHOTOREVISED 1980



ALL LOCATIONS ARE APPROXIMATE

|  |  |   |  |                                   |                       |              |
|--|--|---|--|-----------------------------------|-----------------------|--------------|
|  <b>Information<br/>To Build On</b><br>Engineering • Consulting • Testing | <b>Environmental Services</b><br>104 Erie Boulevard, Suite 1<br>Schenectady, NY 12305<br>(518) 377-9841 (518) 377-9847 fax | <b>Site Map - USGS Topographic</b><br>Former YMCA<br>13 State Street<br>Schenectady, New York 12305 | Checked:<br>D. Myers                     | Scale:<br>1" = 1,200'             | Date:<br>Aug 28, 2014 | Figure:<br>1 |
|  |  |   | Drawn:<br>C. Moran<br>0836575-1 topo.dwg | Project Number:<br><b>0836575</b> |                       |              |



LEGEND:

- SB/TW-1  SOIL BORING + TEMPORARY WELL LOCATION
- SB/TW/SV-2  SOIL BORING, TEMPORARY WELL + SOIL VAPOR LOCATION



ALL LOCATIONS ARE APPROXIMATE

|  |   |  |  |                                   |
|--|---|--|--|-----------------------------------|
|  <b>Information To Build On</b><br>Engineering • Consulting • Testing | <b>Environmental Services</b><br>104 Erie Boulevard, Suite 1<br>Schenectady, NY 12305<br><small>(518) 377-9841 (518) 377-9847 fax</small> | <b>SB, TW, SV locations</b><br>Former YMCA<br>13 State Street<br>Schenectady, New York 12305 | Checked: D. Myers<br>Scale: None<br>Date: Aug 28, 2014   | Figure: <b>2</b>                  |
|  |   |  | Drawn: C. Moran<br><small>0836575-1 SB-TW-SV.dwg</small> | Project Number:<br><b>0836575</b> |

## **TABLES**

**Table 1**  
**Summary of Soil Laboratory Results - VOCs**  
**Phase II ESA - Former YMCA Facility**  
**13 State Street - Schenectady, New York**  
**PSI Project # 0836575-1**

| EPA Analytical Method 8260B |                      | Soil Cleanup Objectives (SCOs) |                       |
|-----------------------------|----------------------|--------------------------------|-----------------------|
|                             |                      | <u>Unrestricted Use</u>        | <u>Commercial Use</u> |
| Compound ↓ / Sample Date →  | SB/TW/SV-2 (14'-15') | (ppm)                          | (ppm)                 |
|                             | 8/19/14              |                                |                       |
| Tetrachloroethylene         | 0.0074               | 1.30                           | 150                   |
| Total VOCs                  | 0.0074               | NS                             | NS                    |

**Notes:**

Results displayed in milligrams per kilogram (mg/kg) or parts per million (ppm)

NS = No Standard Developed

NYSDEC Recommended Soil Cleanup Objectives (SCOs) for Unrestricted Use from 6 NYCRR Part 375-6.8(a).

NYSDEC Recommended Soil Cleanup Objectives (SCOs) for Commercial values from 6 NYCRR Part 375-6.8(b).

**BOLD/BLUE** values exceed Unrestricted Use SCOs in 6 NYCRR Part 375-6.8(a).

**BOLD/RED** values exceed Commercial Use SCOs in 6 NYCRR Part 375-6.8(b).

**Table 2**  
**Summary of Groundwater Sample Results - VOCs**  
**Phase II ESA - Former YMCA Facility**  
**13 State Street - Schenectady, New York**  
**PSI Project # 0836575-1**

| EPA Analytical Method 8260 | SB/TW-1 | SB/TW/SV-2 | SB/TW/SV-3 | SB/TW-4 | NYSDEC<br>Groundwater<br>Quality Standards |
|----------------------------|---------|------------|------------|---------|--|
| Compound ↓ / Sample Date → | 8/19/14 | 8/19/14    | 8/19/14    | 8/19/14 |  |
| Tetrachloroethylene        | 7.3     | 5.7        | 3.4        | 3.3     | 5.0  |
| Total VOCs                 | 7.3     | 5.7        | 3.4        | 3.3     |  |

**Notes:**

NYSDEC Groundwater Quality Standards and Guidance Values from "Technical Operational Guidance Series, 1.1.1"

All values presented in µg/l or parts per billion (ppb)

ND = Not Detected above laboratory detection limit.

**RED/BOLD** indicates sample results exceed NYSDEC Groundwater Standards / Guidance

**Table 3**  
**Soil Vapor Investigation**  
**Former YMCA Facility**  
**13 State Street - Schenectady, NY**  
**PSI Project No.: 0836575-1**  
**EPA Method TO-15**  
**Soil Vapor Samples**

| <b>Sample Date: 8/19/14</b>           |                   |                   |
|---------------------------------------|-------------------|-------------------|
| <b>NYSDOH Compounds of Concern</b>    |                   |                   |
| <b>Compound</b>                       | <b>VP/TW/SV-2</b> | <b>VP/TW/SV-3</b> |
| Carbon Tetrachloride (CT)             | ND                | <b>0.84</b>       |
| cis-1,2-Dichloroethylene              | <b>24.0</b>       | ND                |
| Methylene Chloride (MeCL)             | ND                | ND                |
| Tetrachloroethylene (PCE)             | <b>12,000.0</b>   | <b>1,400.0</b>    |
| 1,1,1 Trichloroethane (TCA)           | ND                | ND                |
| Trichloroethylene (TCE)               | <b>150.0</b>      | <b>34.0</b>       |
| Vinyl Chloride                        | ND                | ND                |
| <b>Sample Date: 8/19/14</b>           |                   |                   |
| <b>Compound</b>                       | <b>VP/TW/SV-2</b> | <b>VP/TW/SV-3</b> |
| Acetone                               | ND                | 25.0              |
| Benzene                               | ND                | 2.0               |
| 1,3-Butadiene                         | ND                | 2.5               |
| Chloroform                            | 22.0              | 1.0               |
| 1,3-Dichlorobenzene                   | ND                | 3.4               |
| Dichlorodifluoromethane (Freon 12)    | ND                | 2.3               |
| Ethanol                               | ND                | 39.0              |
| Ethylbenzene                          | 5.7               | 6.1               |
| 4-Ethyltoluene                        | ND                | 4.6               |
| Heptane                               | ND                | 3.3               |
| Hexachlorobutadiene                   | 28.0              | ND                |
| 2-Hexanone (MBK)                      | ND                | 4.1               |
| 4-Methyl-2Pentanone (MIBK)            | 4.8               | 8.8               |
| Propene                               | ND                | 18.0              |
| Tetrahydrofuran                       | ND                | 1.5               |
| Toluene                               | 25.0              | ND                |
| Trichlorofluoromethane (Freon 11)     | ND                | 1.5               |
| 1,1,2-Trichloro-1,2,2-Trifluoroethane | ND                | 0.8               |
| 1,2,4-Trimethylbenzene                | 17.0              | 19.0              |
| 1,3,5-Trimethylbenzene                | ND                | 4.6               |
| m&p-Xylenes                           | 21.0              | 22.0              |
| o-Xylene                              | 8.4               | 8.5               |

**Notes:**

Results Reported in  $\mu\text{g}/\text{m}^3$ , micrograms per cubic meter

Only detections reported above the Laboratory Reporting Limit (RL) are presented on this table.

ND = Compound Not Detected above RL.

**BOLD/BLUE indicates results above the RL for NYSDOH Compounds of Concern.**



July 30<sup>th</sup>, 2014

Mr. Jayme B. Lahut  
Executive Director  
Schenectady Metroplex Development Authority  
433 State Street  
Schenectady, New York 12305

Re: Limited Renovation Asbestos Survey and  
Paint Sampling for Lead  
YMCA Building  
13 State Street  
Schenectady, New York  
PSI Project No. 08211665

Dear Mr. Lahut:

In accordance with PSI Proposal No. 0821-1124790, Professional Service Industries, Inc. (PSI) performed a limited renovation asbestos survey and paint sampling for lead content at the above referenced property. Please find the final report enclosed.

Thank you for choosing PSI as your consultant for this project. If you have any questions, or if we can be of additional service, please call us at (518) 377-9841.

Respectfully submitted,

**PROFESSIONAL SERVICE INDUSTRIES, INC.**

A handwritten signature in black ink, appearing to read "Alex Barham".

Alex Barham  
Environmental Scientist

A handwritten signature in black ink, appearing to read "John J. Tranter".

John J. Tranter  
District Manager  
Principal Consultant

**LIMITED RENOVATION ASBESTOS  
SURVEY AND LEAD-BASED PAINT  
REPORT**

For the

**YMCA BUILDING  
13 STATE STREET  
SCHENECTADY, NEW YORK**

Prepared for

**SCHENECTADY METROPLEX DEVELOPMENT  
AUTHORITY  
433 STATE STREET  
SCHENECTADY, NEW YORK 12305**

Prepared by

**Professional Service Industries, Inc.  
104 Erie Boulevard, Suite 1  
Schenectady, New York 12305  
Telephone (518) 377-9841**

**PSI PROJECT NO. 08211665**

**July 30<sup>th</sup>, 2014**



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## 1. EXECUTIVE SUMMARY

PSI conducted a limited asbestos renovation survey and paint sampling for lead at the former YMCA Building located at 13 State Street in Schenectady, New York.

**Asbestos-containing materials (ACMs) and Lead-Based Paints were found in the former YMCA Building located at 13 State Street in Schenectady, New York.**

If suspect materials not documented in this report are encountered during work activities, the material should be considered asbestos-containing until asbestos content can be determined by bulk sampling and laboratory analysis.

PSI did not perform invasive investigations inside walls or other areas concealed by finish materials. It is therefore possible that during renovation activities suspect asbestos containing materials will be exposed which were not accessible, and therefore not included, in this survey. In this event additional sampling would be necessary.

Prior to any future maintenance, renovation or demolition activities, any assumed ACMs should be tested or treated as ACM, and any areas noted as inaccessible during this project, or any concealed areas, such as behind walls, where suspect ACMs are discovered, will require a survey for ACM. Furthermore, any areas not included in this scope of renovation must be assessed for ACM prior to disturbance or future renovations.

## 2. INTRODUCTION

PSI conducted a limited asbestos renovation survey and paint sampling for lead at the former YMCA Building located at 13 State Street in Schenectady, New York.

Onsite field activities took place on the 13<sup>th</sup>, 16-20<sup>th</sup>, and 25<sup>th</sup> of June and July 22<sup>nd</sup> 2014. The scope of the renovations was identified in the "Proposal for Hazardous Materials Survey." PSI's onsite inspectors were Mr. Gareth Alex Barham (NYS DOL No. 13-17789) and Mr. Steven Wood (NYS DOL No. 12- 16555).

The survey was conducted at the request of the Schenectady Metroplex Development Authority on the basis of identifying asbestos containing materials, and lead-based paint that may be impacted by the proposed renovation project.

The survey was generally conducted in four phases as follows:

- **Phase 1 – Record Document Review-** Drawings, floor plans, historical data or other documents provided to PSI or made available on site were evaluated for the general construction history and layout of the facility. Other documents such as maintenance records, operation and maintenance plans, and laboratory results, etc., provided to PSI or made available on site were also reviewed. This data was used to focus the walk through and scope of work to be followed over the course of our visual inspection and sampling.
- **Phase 2 – Visual Inspection-** A visual inspection of the facility was conducted to identify, quantify and assess the condition of suspect materials. The inspection team access each area and recorded suspect materials present. Each material was visually estimated for total quantity within the space. The general condition and friability was also recorded. The areas inspected by PSI were limited to accessible and/or exposed areas of the facility. PSI did not perform any intrusive evaluation into spaces behind finished surfaces. For the purpose of this inspection areas above drop ceilings were considered accessible, areas behind finished drywall or plaster systems were considered inaccessible.
- **Phase 3 – Sample Collection and Analysis-** Samples were collected for each suspect homogeneous area. Samples were submitted to PSI's New York's accredited laboratory in Pittsburgh Pennsylvania for asbestos analysis by Polarized Light Microscopy (PLM), matrix reduction with PLM, and Transmission Electron Microscopy (TEM) in accordance with New York State Department of Health Environmental Laboratory Approval Program (ELAP). Samples of paint coatings were analyzed at PSI's accredited laboratory in Pittsburgh, Pennsylvania.
- **Phase 4 - Project Report -** This report outlines the assessment findings based on the interviews, testing results and field observations. The report also discusses other observations concerning the workplace as they impacted the sampling events. This report includes a discussion of sampling methodology, locations, analytical methods, results, and conclusions.

## **2.1 AUTHORIZATION**

Authorization to perform this asbestos survey and paint sampling was given by Mr. Jayme B. Lahut of the Schenectady Metroplex Development Authority. Access to the site was provided by Mr. Paul MacDonald with the YMCA.

## **2.2 SITE DESCRIPTION & OWNER INFORMATION**

The YMCA Building is located at 13 State Street in Schenectady New York. The building is a four story masonry structure.

## **2.3 PROJECT BACKGROUND**

PSI was contracted by the Schenectady Metroplex Development Authority to perform a limited renovation asbestos survey and paint sampling for lead throughout the building.

## **2.4 PURPOSE AND SCOPE**

The purpose of this survey was to identify, quantify, and analyze suspect asbestos containing building materials and lead paints that may be disturbed during the planned renovation of the YMCA Building.

The survey and sampling was completed in general accordance with the authorized scope of work as identified in PSI Proposal No. 0821-1124790 dated May 27<sup>th</sup>, 2014.

### **3. ASSESSMENT ACTIVITIES**

Project field activities took place on the 13<sup>th</sup>, 16-20<sup>th</sup>, and 25<sup>th</sup> of June and July 22<sup>nd</sup> 2014. PSI's on-site inspectors were Mr. John Tranter, Mr. Gareth Alex Barham (NYSDOL No. 13-17789) and Mr. Steven Wood (NYSDOL No. 12- 16555).

#### **3.1 RECORD DOCUMENT REVIEW**

PSI was provided with and reviewed drawings from previous renovations prior to beginning the testing.

#### **3.2 VISUAL INSPECTION**

PSI's inspector's accessed rooms and areas of the subject structure to identify suspect homogenous areas of ACM. Suspect ACM was categorized into homogeneous areas on the basis of color, texture, appearance, use and apparent construction era (where available). Each homogeneous area was given a unique material description. Quantities were visually estimated by the inspectors.

PSI's visual inspection included only those areas which were accessible and/or exposed to the inspection team at the time the inspection was conducted. Areas behind closed systems such as drywall or plaster ceilings were not accessible for the purpose of this survey. Areas above drop panel ceilings were considered accessible. No intrusive evaluations were performed.

#### **3.3 SAMPLING AND ANALYSIS**

##### **Asbestos**

PSI's asbestos inspectors, under the supervision of a Principal Consultant, developed a sampling scheme for suspect ACM at the facility. At a minimum, three samples of suspect thermal system insulation were collected, samples of surfacing materials were collected in accordance with AHERA's 3-5-7 rule, and miscellaneous materials were collected in a manner sufficient to determine whether the material is an ACM. Sample locations were randomly chosen to the extent possible; however, preference was given to hidden or obscure locations.

Each sample location was sprayed with amended water and was kept wet during the entire sampling process. Samples were collected by coring through the material from the surface down to the base substrate. All layers of the material were extracted in placed into a sample container for transport to the laboratory. Sample containers were sealed and labeled with a unique sample id. Following sample extraction, the sample location was sealed using a clear liquid encapsulant or covered with tape. Restoration of finishes and materials to their pre-sampling condition was not provided.

Samples were submitted to PSI's Schenectady, New York and Pittsburgh Pennsylvania Laboratories. PSI's Schenectady, New York and Pittsburgh Pennsylvania Laboratories are approved under ELAP/NVLAP requirements for analysis of asbestos in bulk samples. Please refer to the appendices for copies of their accreditations.

Samples were analyzed on a first positive stop basis to reduce the overall analytical cost. Samples were dried, homogenized, and representative portions were examined with a stereo

binocular microscope. If no asbestos is found in a sample, "NAD" (No Asbestos Detected) is reported. If asbestos is found in a sample, the percentage and type of asbestos is reported.

### Lead

A visual assessment within the project scope was conducted by PSI's Inspectors of areas that were accessible and exposed. Following the walk-through, the inspectors sampled the identified painted components for lead-based paint by collecting 'paint chips'. Testing was conducted on representative painted materials throughout the areas that may be impacted by the proposed work. Test locations were chosen to be representative of the testing combination.

An area of approximately one (1) to two (2) square inches was extracted from coated components down to but not including the substrate. Chip samples were placed in a sealed container, and labeled for analysis. Restoration and repainting of sampled surfaces was not within the scope of PSI's lead inspection protocol.

The paint chip samples were analyzed by PSI's Pittsburgh Laboratory in accordance with method EPA SW-846 7420. The analysis was performed by PSI's American Industrial Hygiene Association (AIHA), Environmental Lead Laboratory Accreditation Program (ELLAP) accredited laboratory (AIHA #100373) in Pittsburgh, PA.

### 3.4 INACCESSIBLE AREAS

At the times of inspection PSI's Inspectors were unable to enter certain areas due to locked doors and safety concerns. The following table details the portions of the YMCA Building which were inaccessible at the times of inspection. PSI made several attempts to gain access to these rooms.

| Inaccessible Area            | Reason                          |
|------------------------------|---------------------------------|
| Basement Weight Room Closets | Locked Doors (2)                |
| Room 217                     | Locked Door                     |
| Room 218                     | Locked Door                     |
| Room 303                     | Locked Door                     |
| Room 306                     | Locked Door                     |
| Room 370                     | Locked Door                     |
| Room 378                     | Locked Door                     |
| Closets: 353/353A            | Locked Doors (2)                |
| Closets By Room 307          | Locked Doors (2)                |
| Closet By Room 461           | Locked Door                     |
| Closets By Room 403          | Locked Doors                    |
| Shingle Roof                 | Fall Hazard for Inspection Team |

| Inaccessible Area                         | Reason                          |
|---|---------------------------------|
| Closet Near 3 <sup>rd</sup> Floor Laundry | Locked Door                     |
| Room 314                                  | Locked Door                     |
| Room 363                                  | Locked Door                     |
| Room 471                                  | Locked Door                     |
| Room 478                                  | Locked Door                     |
| Room 402                                  | Locked Door                     |
| Room 464                                  | Locked Door                     |
| Room 453                                  | Locked Door                     |
| Closet By Room 361                        | Locked Door                     |
| 3 <sup>rd</sup> Floor Ladies Bathroom     | Locked Door                     |
| Closet By Room 407                        | Locked Door                     |
| 4 <sup>th</sup> Floor Dumbwaiter          | Door Jammed                     |
| White Membrane Roof                       | Fall Hazard for Inspection Team |

## 4. CONCLUSIONS

PSI conducted a limited asbestos renovation survey and paint sampling for lead at the former YMCA Building located at 13 State Street in Schenectady, New York. Based on the results of this assessment, the following conclusions have been made.

The scope of the limited renovation asbestos survey and paint sampling for lead was to collect and analyze bulk samples of asbestos containing materials (ACM) and lead-based paint that may be impacted by the planned renovation.

### 4.1 ASBESTOS CONTAINING MATERIALS

PSI conducted asbestos testing for the YMCA Building located at 13 State Street in Schenectady New York. Onsite field activities took place on June 13<sup>th</sup>, 16-20<sup>th</sup>, and 25<sup>th</sup> and July 22<sup>nd</sup> 2014.

Based on the methodologies described in this report, PSI identified asbestos-containing materials (ACM). The following materials were found by laboratory analysis to be Asbestos Containing Materials ACM. Asbestos Containing Materials are defined as containing greater than one percent (>1%) asbestos:

| Material Description                             | ACM Location  | Asbestos Content                | Quantity                      | Friability  |
|--|---|---------------------------------|-------------------------------|-------------|
| Black Floor Tile Mastic                          | Throughout Building<br>In Tiled Areas   | 4.7% Chrysotile<br>Asbestos     | 38,000ft <sup>2</sup>         | Non-Friable |
| Magnesium Silicate Pipe<br>Insulation            | Basement, Pipe<br>Chases, Walls,<br>Above Ceilings and<br>Attic                     | 30.8%<br>Chrysotile<br>Asbestos | 76 Ln ft<br>*200 Ln ft        | Friable     |
| Pool Area Transite<br>Ceiling Tile               | Pool Area   | 14.8%<br>Chrysotile<br>Asbestos | 3,200ft <sup>2</sup>          | Friable     |
| Air-Cell Pipe Insulation                         | Throughout the<br>Building  | 23.5%<br>Chrysotile<br>Asbestos | 1,800 Ln. ft<br>*1,200 Ln. ft | Friable     |
| Mudded Joint Pipe<br>Insulation                  | Throughout the<br>Building  | 50% Chrysotile<br>Asbestos      | 600 Fittings<br>*600 Fittings | Friable     |
| Tan 9"x9" Floor Tile                             | Basement Weight<br>Room   | 22% Chrysotile<br>Asbestos      | 127 ft <sup>2</sup>           | Non-Friable |
| Grey 9"x9" Floor Tile                            | Basement Locker<br>Rooms and Gym<br>Areas   | 15% Chrysotile<br>Asbestos      | 4237ft <sup>2</sup>           | Non-Friable |
| Grey 12"x12" "Worm-<br>Track" Pattern Floor Tile | Basement Women's<br>Locker Room   | 13% Chrysotile<br>Asbestos      | 1,350ft <sup>2</sup>          | Non-Friable |
| Grey 12"x12" "Speckled"<br>Pattern Floor Tile    | First Floor Lobby and<br>Resident Rooms   | 1.1% Chrysotile<br>Asbestos     | 1,631ft <sup>2</sup>          | Non-Friable |
| Red Streak Pattern 9"x9"<br>Floor Tile           | 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , and 4 <sup>th</sup><br>Floors | 3.3% Chrysotile<br>Asbestos     | 21,923ft <sup>2</sup>         | Non-Friable |

| Material Description                        | ACM Location   | Asbestos Content                | Quantity              | Friability  |
|---|--|---------------------------------|-----------------------|-------------|
| Green Streak Pattern 9"x9" Floor Tile       | 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , and 4 <sup>th</sup> Floors | 3.3% Chrysotile Asbestos        | 2,540ft <sup>2</sup>  | Non-Friable |
| Yellow 9"x9" Floor Tile                     | Office #8 on the 1 <sup>st</sup> Floor   | 1.4% Chrysotile Asbestos        | 110ft <sup>2</sup>    | Non-Friable |
| Yellow 12"x12" "Speckle" Pattern Floor Tile | 1 <sup>st</sup> Floor Hallway Behind Reception Desk                              | 1.3% Chrysotile Asbestos        | 100ft <sup>2</sup>    | Non-Friable |
| ACM Debris and Impacted Materials           | Throughout the Attic   | 30.8% - 50% Chrysotile Asbestos | 15,400ft <sup>2</sup> | Friable     |
| Window Glazing Compound                     | Exterior   | 2.8% Chrysotile Asbestos        | 16,400 Ln. ft         | Friable     |
| Silver Roof Paint                           | Lower Flat Roofs   | 2.4% Chrysotile Asbestos        | 20ft <sup>2</sup>     | Friable     |
| Felt Roofing Paper                          | Angled Shingle Roof  | 2.7% Chrysotile Asbestos        | 28,000ft <sup>2</sup> | Non-Friable |
| Stored Transite Roof Shingles               | Near West Roof Hatch in the Attic  | 10.8% Chrysotile Asbestos       | 15ft <sup>2</sup>     | Friable     |

\*Estimated additional material which may be concealed behind plaster walls and ceilings at the time of inspection.

As part of this survey PSI has quantified all suspect materials in each room of the YMCA Building located at 13 State Street in Schenectady, New York. For a complete listing of all quantities of ACM please refer to the Asbestos Inspection Spreadsheets located in Table 1 in the appendices of this report.

At the time of PSI's inspection debris from asbestos containing pipe insulations, and asbestos transite roofing shingles were discovered in the attic. Because debris was observed throughout the attic, the entire area has been quantified as asbestos contaminated space. In accordance with ICR-56 un-washable materials in the attic which have been exposed to friable asbestos-containing debris, such as the fiberglass bat insulation, must also be treated and removed as ACM. This area should only be accessed by asbestos trained individuals.

**Asbestos pipe insulations most likely will be found above the ceilings and behind walls that were not accessible during the survey. The pipe insulations consist of aircell, magnesium silicate and mudded elbows. The tables above list an assumed quantity of pipe insulations that have been estimated which could potentially be found concealed behind the ceilings and walls.**

PSI collected two hundred and eight (208) samples from sixty-five (65) suspect asbestos-containing homogenous areas. The materials sampled during this inspection and analyzed for asbestos content are as follows:

- Tan 9" x 9" Floor Tile
- Grey "Streak" 12x12 Floor Tile
- Black Floor Tile Mastic
- "Worm-Track" 12" x 12" Grey Floor Tile
- Black Glue Dabs on Plaster Ceilings
- 12" x 12" Acoustic Ceiling Tiles
- Mudded Elbows
- Air-Cell Pipe Insulation
- Magnesium Silicate Pipe Insulation
- "Worm-Track" 2' x 4' Ceiling Tile
- Plaster Wall and Ceiling Skim Coat (Each Floor Sampled Separately)
- Plaster Base Coat (Each Floor Sampled Separately)
- Grey Cove Base
- Tan Cove Base Adhesive
- Black Cove Base Adhesive
- Masonry Tile Mortar
- White Bathroom and Shower Tile Grout
- Pool Area Wall Tile Grout
- Pool Area Transite Ceiling Tile
- Pool Area Bat Insulation
- Pool Tile Grout
- Ceramic Floor Tile Gout
- Yellow Carpet Adhesive
- Magnesium Silicate Boiler Jacket Insulation
- Large Duct Insulation
- Handball Court Wall Plaster Skim Coat
- White Fixture Caulk
- Brown Cove Base
- White Drywall in Exercise Room
- Fiberboard
- Black Basement Ceiling Sealant Tar
- Brown Glue Dabs on Plaster Ceilings
- Window Glazing Compound
- Grey 12" x 12" Floor Tile
- "Pin-hole" 2'x4' Ceiling Tile
- Black Cove Base
- Speckled White 12"x12" Floor Tile
- Ebony Masonry Block
- Speckled 12" x 12" Ceiling Tile
- Popcorn Ceiling Coating
- "Worm-Track" 2' x 2' Ceiling Tile
- "Pin-hole" 2'x2' Ceiling Tile
- Cooler Linoleum Flooring (Layer 1)
- Cooler Linoleum Flooring (Layer 2)
- 2' x 2' Administrator's Office Ceiling Tile
- Wallpaper Adhesive
- Drop down" 2' x 2' Ceiling Tile
- Grey Drywall
- Black 9" x 9" Floor Tile
- Grey 2<sup>nd</sup> Floor Laundry Room Linoleum Flooring
- Grey 2<sup>nd</sup> Floor Laundry Room Linoleum Flooring Adhesive
- Joint Tape in 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Floors
- Joint Compound in 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Floors
- White Sink Basin Undercoating
- Brown Drywall
- Front Balcony Door Glazing Compound
- Flat Red 9" x 9" Floor Tile
- Green "Streak" 9" x 9" Floor Tile
- Green Terrazzo Steps
- Wall Plaster Base Coat
- Black with White Streak 9" x 9" Floor Tile
- EPDM Black Roofing Membrane
- EPDM Roof Insulation Board
- EPDM Roof Hot Tar
- Silver Roofing Paint
- Black Roof Penetration Sealant

- White Drywall in Basement and First Floor
- Joint Compound in Basement and First Floor
- Red “Streak” 9” x 9” Floor Tile
- Yellow 9” x 9” Floor Tile
- Yellow “Speckled” 12” x 12” Floor Tile
- Attic Batt Insulation Backing
- Angled Roof Tar
- Grey Masonry Wall Cap Sealant
- Elevator Off-White Linoleum Flooring
- Shingle Roof Cement Board
- Grey Flashing Caulk
- EPDM Roof Tar Paper
- Angled Roof Roofing Shingle
- Angled Roof Felt Paper
- Stored Transite Roof Singles in Attic
- Elevator Grey Linoleum Flooring
- Elevator Felt Paper Floor Underlayment
- Gym and Handball Court Floor Underlayment

If suspect materials not documented in this report are encountered during work activities, the material should be considered asbestos-containing unless bulk sampling is performed and laboratory analysis shows otherwise.

Prior to any future maintenance, renovation or demolition activities, any assumed ACMs should be tested or treated as ACM, and any areas noted as inaccessible during this project, or any concealed areas, such as behind walls, where suspect ACMs are discovered, will require a survey for ACM. Furthermore, any areas not included in this scope of renovation must be assessed for ACM prior to disturbance or future renovations.

## 4.2 ASSUMED MATERIALS

The following materials were not sampled due to hazards to the safety team, or because non-destructive sampling was not possible. These materials should be treated as asbestos until laboratory analyses can be performed.

- White Membrane Roof Field
- 100lb Bag Labelled “Asbestos”
- Fire Doors

## 4.3 LEAD-BASED PAINT RESULTS

The only current Regulatory Standard for the definition of a Lead-Based Paint (LBP) is the “Federal Action Level” from the U.S. Department of Housing & Urban Development (HUD), “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing”, 1997 Revision. The “Federal Action Level” for a paint chip is 0.5% by weight.

All nine (9) paint chip samples collected were determined to contain reportable quantities of lead, in accordance with the analytical methodology. The samples collected from the white and yellow window paints, and blue exterior door and window paints were determined to contain quantities of lead above the EPA & HUD “Lead Based Paint” “Federal Action Level” for a paint chip of 0.5% by weight.

Note: The Occupational Safety & Health Administration (OSHA) regulates workers exposure to lead paint concentrations in any amount. Therefore, in order to satisfy OSHA requirements, worker protection and monitoring may be required for work activities that disturb paints that contain lead in any amount. In accordance with the OSHA Construction Standard for Lead (29 CFR 1926.62), it is the contractors' responsibility to protect their workers when an employee may be occupationally exposed to lead.

A "Sampled Material Summary", which lists the paint chip sample location and the analytical result, the Analytical Report, the Field Data Sheet and Chain of Custody are attached.

### Sampled Material Summary

PSI collected nine (9) paint chip samples for lead analysis from the YMCA Building. PSI identified lead in all paint samples collected from the YMCA Building. The analytical results are provided in percent lead and are summarized in the table below.

| Sample Number | Paint Color   | Location                          | Lead Analytical Result | Reporting Limit |
|---------------|---------------|-----------------------------------|------------------------|-----------------|
| PB-01         | Beige         | Handball and Squash Courts        | 0.10                   | 0.0054          |
| PB-02         | Blue / Green  | Basement Hazardous Materials Room | 0.18                   | 0.015           |
| <b>PB-03</b>  | <b>White</b>  | <b>Windows</b>                    | <b>11</b>              | <b>0.0065</b>   |
| PB-04         | Silver        | Radiators                         | 0.033                  | 0.019           |
| PB-05         | Brown         | Windows                           | 0.18                   | 0.0074          |
| <b>PB-06</b>  | <b>Yellow</b> | <b>Windows</b>                    | <b>11</b>              | <b>0.0061</b>   |
| PB-07         | White         | State St. Balcony                 | 0.022                  | 0.0049          |
| <b>PB-08</b>  | <b>Blue</b>   | <b>Exterior Doors and Windows</b> | <b>6.4</b>             | <b>0.0050</b>   |
| PB-09         | Grey          | Windows                           | 0.33                   | 0.0062          |

Laboratory analysis indicated that samples PB-01, PB-02, PB-04, PB-05, PB-07, and PB-09 contained detectable concentrations of lead below the EPA & HUD "Lead Based Paint" "Federal Action Level" for a paint chip. However, concentrations of lead were found above the HUD Limit in samples collected from windows and the exterior doors on the balcony. Contractors must follow the OSHA construction standard for lead containing paints when disturbing these materials.

## **5. WARRANTY**

### **Asbestos, and Lead Paint Sampling**

The information contained in this report is based upon the data furnished by the Client and observations and test results provided by PSI. These observations and results are time dependent, are subject to changing site conditions, and revisions to Federal, State and local regulations.

PSI warrants that these findings have been promulgated after being prepared in general accordance with generally accepted practices in the asbestos and/or lead-based paint testing and abatement industries. PSI also recognizes that raw laboratory test data are not usually sufficient to make all abatement and management decisions.

No other warranties are implied or expressed.

### **Use By Third Parties**

This report was prepared pursuant to the contract PSI has with the Schenectady Metroplex Development Authority. That contractual relationship included an exchange of information about the subject site that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than the Schenectady Metroplex Development Authority, for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to PSI's contract with the Schenectady Metroplex Development Authority. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

### **Unidentifiable Conditions**

This report is necessarily limited to the conditions observed and to the information available at the time of the work. Due to the nature of the work, there is a possibility that conditions may exist which could not be identified within the scope of work or which were not apparent at the time of our site work. This report is also limited to information available from the client at the time it was conducted. The report may not represent all conditions at the subject site as it only reflects the information gathered from specific locations.

**FIGURE 1: ASBESTOS SAMPLE LOCATION DIAGRAMS**

CONSTRUCTION NOTES

1. Furnish & install new 3/4 hour fire rated smoke barrier partition, 'C' label door, frame & hardware. Hold open/closer to have single point electric detection with electronic release and built in detector ION Sentronic or equal.
2. Furnish & install new panic hardware on existing doors equipped with same. Remove existing restraining devices.
3. Furnish & install positive latching hardware on all stairwell doors or rework existing hardware as required.
4. Furnish & install wire glass at all existing windows within 10' of existing fire escapes.
5. Furnish & install, where shown on the plans, emergency lighting units, wall mounted, with dual, adjustable lamps. Test all units for proper operation.
6. Furnish & install a new 12 circuit coded fire alarm auxiliary panel to accept the new smoke detector, electronic release door closers and interface with existing fire alarm panel. Locate panel adjacent to existing panel on first floor. Panel to have space for four additional zones of fire detection equipment.
7. Furnish & install illuminated exit lights with appropriate directional arrows where indicated on the Drawings.
8. Furnish & install new smoke detectors in existing corridors, detector spacing not to exceed 50'. Use wiremold raceway, coordinate final location with existing corridor lighting fixtures.
9. Furnish & install new heat detection devices in designated storage areas where shown on the drawings. Heat detectors to be connected to fire alarm panel.
10. Furnish & install new wall mounted 2A rated fire extinguishers where shown. (by owner)
11. Furnish & install new fire alarm pull stations where indicated. Pull stations shall be compatible with existing alarm system.
12. Furnish & install audible alarm stations where indicated.
13. Remove existing steel platforms, railings & wall mounted steel ladder. Patch brickwork as required.
14. All existing louvered or wire mesh doors to be closed off with 3/4 hour fire resistant material. Use 1/2" transite or 5/8" gypsum board.
15. Remove glass box, "strike with pipe" enclosure at existing panic hardware. Install security interlock, always allowing exiting from interior, signalling alarm "door open" when selected.
16. Furnish and install new wire glass at existing emergency doors.
17. Repair existing fire escape, including all necessary welding & reinforcing. Paint all sections repaired with rust inhibitive paint.
18. Furnish the following work on existing fire stairs:
  1. Check all welded connections, reweld as necessary.
  2. Replace all corroded steel with new material of equal dimension & thickness to original.
  3. Realign existing weighted/pivoted stair section, repair broken welds, level treads.
  4. Clean, prime and paint entire fire escape with approved rust inhibitive metal paint.
19. Furnish & install new walkways & railings connecting emergency door (3rd floor) to existing exterior stairs, match existing "over the roof" construction.
20. All existing open pipe & conduit changes on all floors to be sealed off with 3/4 hour rated fire resistant material.
21. Furnish & install new 1 hour fire rated door at elevator access.
22. Furnish & install new 1 hour fire rated chimney access door.
23. Furnish & install new fire damper at existing grill (18" x 24" opening).
24. Furnish & install new 1 hour fire rated shutter "Jim Walter: FYR-BAR fire shutter."
25. Furnish & install new 1 1/2 hour fire rated door with positive latching hardware.
26. Furnish & install new 1 hour fire rated pipe chase access doors.

Sample 41

Sample 36

Samples 17, 21, 31

Sample 42

Samples 35, 43

Samples 16, 21

Samples 37, 39

Samples 38, 40

Sample 10

Sample 44

Samples 06, 08, 11, 15, 20

Samples 07, 09

Sample 12, 13

Sample 05

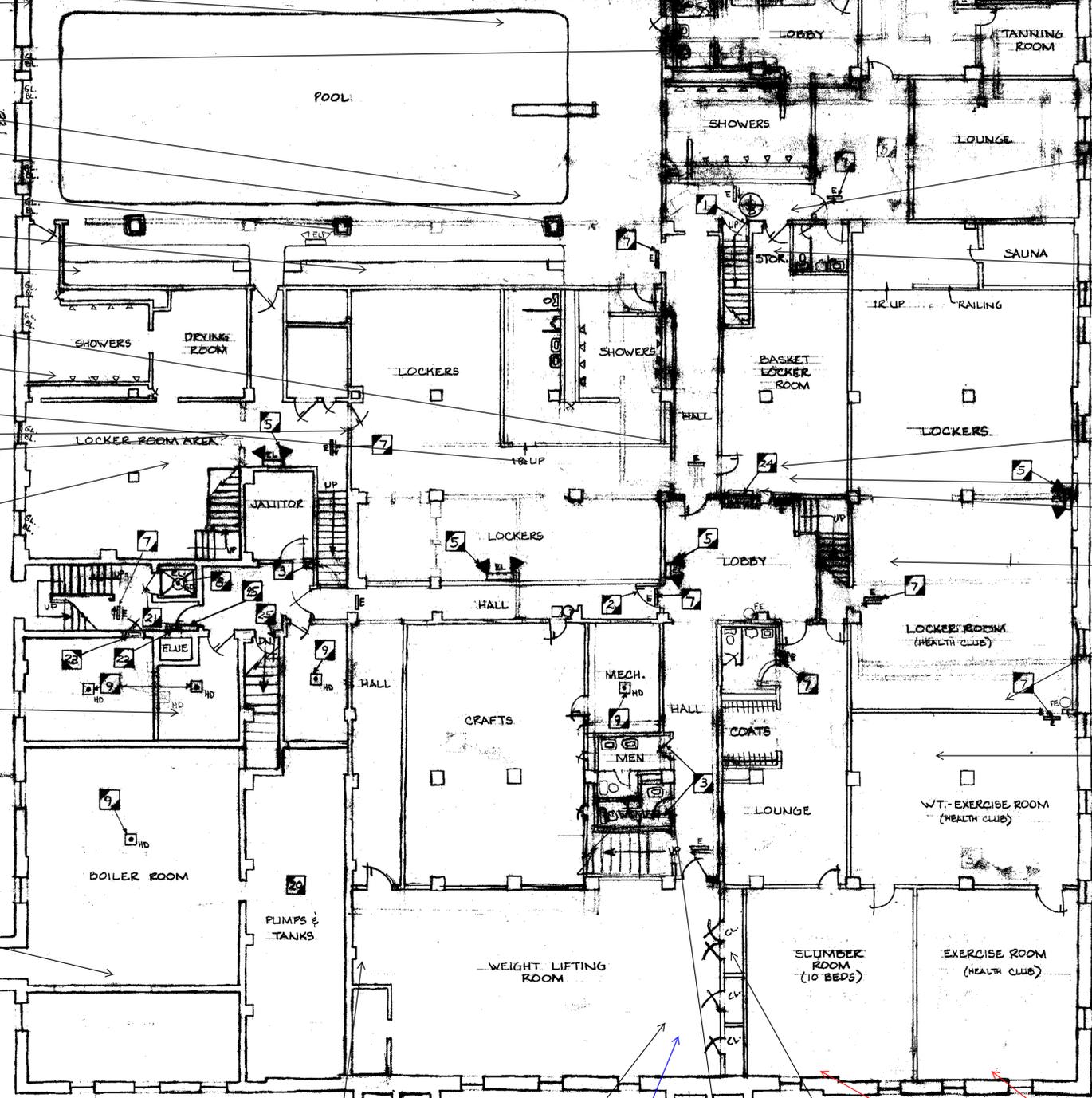
Samples 50, 51, 52

Samples 47, 48, 49

Samples collected on 6/13/2014 are shown in black boxes

Samples collected on 6/16/2014 are shown in red boxes

Samples Collected on 7/2/2014 Are Shown in Blue Boxes



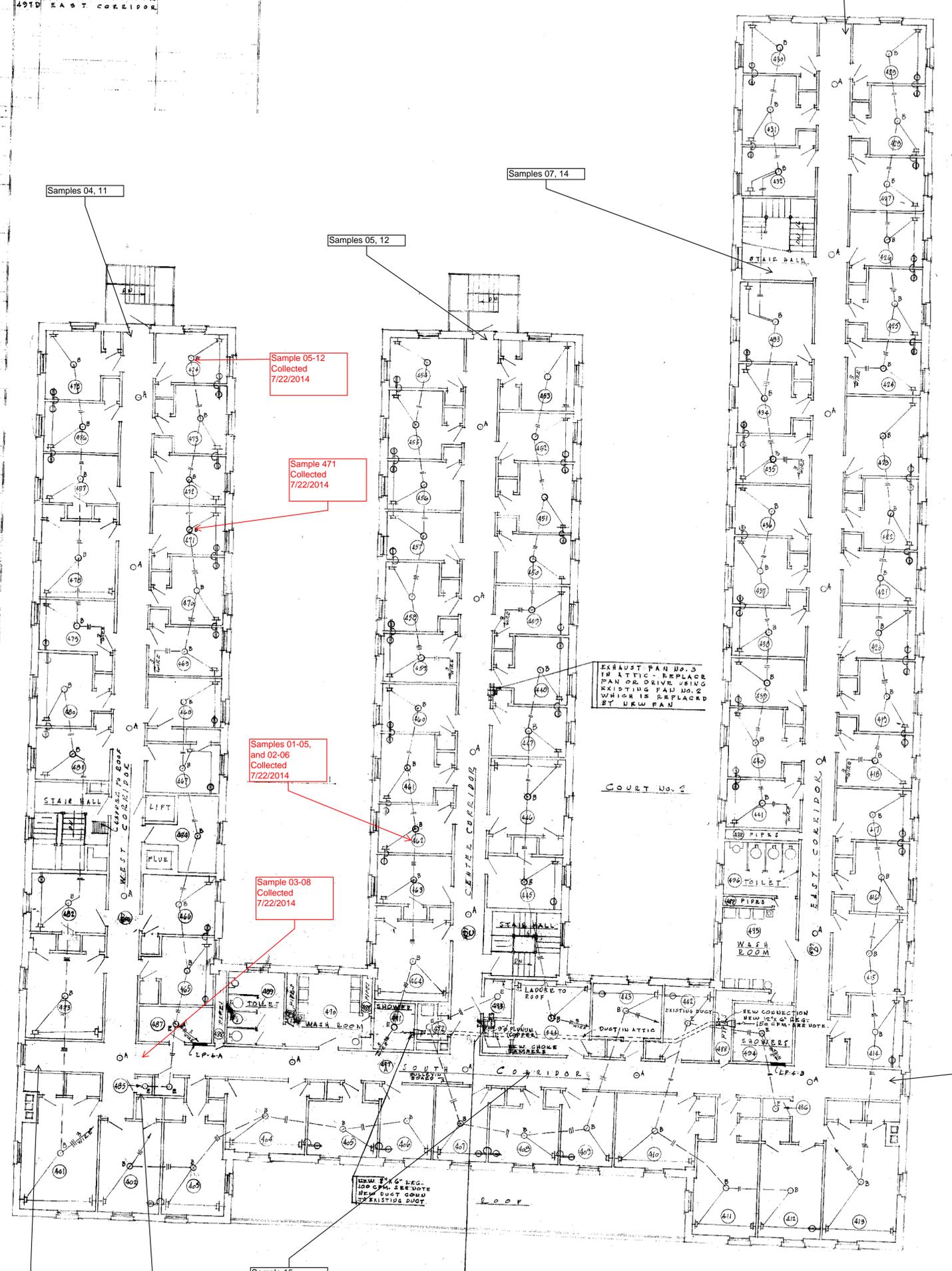
NOTE  
This is a drawing of the original building plans which has been reproduced for purposes of indicating the general plan relationship of new code deficiency construction measures to existing building plan. Existing building plan does not represent "as built" conditions, and all dimensions and existing conditions shall be verified at the site of the work.

|   |  |                     |
|---|--|---------------------|
| Y.M.C.A. FIRE SAFETY RENOVATIONS UPDATE |  | REVISION<br>5/10/83 |
| SCHENECTADY NEW YORK                    |  | BASEMENT            |
| CULLEN ASSOCIATES - ARCHITECTS          |  | PLAN                |
| 108 UNION ST. SCHENECTADY, N.Y. 12305   |  | 1                   |

ROOM SCHEDULE

| No.  | SPACE DESIGNATION | REMARKS              |
|------|-------------------|----------------------|
| 401  | BED ROOM          |                      |
| 402  | CLOSET            |                      |
| 403  | BED ROOM          |                      |
| 404  | CLOSET            |                      |
| 405  | BED ROOM          |                      |
| 406  | CLOSET            |                      |
| 407  | BED ROOM          |                      |
| 408  | CLOSET            |                      |
| 409  | BED ROOM          |                      |
| 410  | CLOSET            |                      |
| 411  | BED ROOM          |                      |
| 412  | CLOSET            |                      |
| 413  | BED ROOM          |                      |
| 414  | CLOSET            |                      |
| 415  | BED ROOM          |                      |
| 416  | CLOSET            |                      |
| 417  | BED ROOM          |                      |
| 418  | CLOSET            |                      |
| 419  | BED ROOM          |                      |
| 420  | CLOSET            |                      |
| 421  | BED ROOM          |                      |
| 422  | CLOSET            |                      |
| 423  | BED ROOM          |                      |
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| 425  | BED ROOM          |                      |
| 426  | CLOSET            |                      |
| 427  | BED ROOM          |                      |
| 428  | CLOSET            |                      |
| 429  | BED ROOM          |                      |
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| 494  | CLOSET            |                      |
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| 496  | CLOSET            |                      |
| 497  | BED ROOM          |                      |
| 498  | CLOSET            |                      |
| 499  | BED ROOM          |                      |
| 500  | CLOSET            |                      |
| 488  | PIPE SPACE (6)    |                      |
| 489  | TOILET ROOM       |                      |
| 490  | WASH ROOM         |                      |
| 491  | SHOWER ROOM       |                      |
| 492  | JANITOR'S CLOSET  |                      |
| 493  | CLOSET            |                      |
| 494  | SHOWER ROOM       | NEW SAFE & TILE WORK |
| 495  | WASH ROOM         |                      |
| 496  | TOILET ROOM       |                      |
| 497A | SOUTH CORRIDOR    |                      |
| 497B | WEST CORRIDOR     |                      |
| 497C | CENTER CORRIDOR   |                      |
| 497D | EAST CORRIDOR     |                      |

| No.  | SPACE DESIGNATION | REMARKS              |
|------|-------------------|----------------------|
| 488  | PIPE SPACE (6)    |                      |
| 489  | TOILET ROOM       |                      |
| 490  | WASH ROOM         |                      |
| 491  | SHOWER ROOM       |                      |
| 492  | JANITOR'S CLOSET  |                      |
| 493  | CLOSET            |                      |
| 494  | SHOWER ROOM       | NEW SAFE & TILE WORK |
| 495  | WASH ROOM         |                      |
| 496  | TOILET ROOM       |                      |
| 497A | SOUTH CORRIDOR    |                      |
| 497B | WEST CORRIDOR     |                      |
| 497C | CENTER CORRIDOR   |                      |
| 497D | EAST CORRIDOR     |                      |



**VENTILATION NOTES**  
 DUCTS TO BE OF COPPER NOT LESS THAN 20 SQ. INCHES. NEW REGISTERS TO BE OF NON-FERROUS CONSTRUCTION THROUGH-ROOF WITH REMOVABLE MOUNTING FRAMES. GASKETS TO BE STEAM LINE BAR DESIGN. REGISTERS TO BE KEY OPERATED.

**EXHAUST FAN NO. 2 IN ATTIC**  
 REMOVE EXISTING FAN AND INSTALL NEW FAN SET SIMILAR TO HANSON MODEL NO. 40 L. CAP. 600 CFM @ 1/2" SP. FOR QUIET OPERATION. INSTALL NEW COPPER CHOKES DAMPERS, GASKETS AND CONNECT DISCHARGE TO EXISTING 6" COPPER DUCTS AND FAN NO. 2 IS IN ATTIC SPACE.



PROJECT NO. 1A - ALTERATIONS TO  
 J.M.C.A. BUILDING  
 13 STATE STREET  
 SCHEDULE T.A.P.Y. N.Y.

SCALE: 1/8" = 1'-0"

DATE: DEC. 15, 1952

DRWG. NO. 4

DRAWN BY: H.F.B.  
 CHECKED BY: J.M.L.  
 REVISIONS:

DECORATION  
 HEATING, VENTILATION & ELECTRICAL WORK

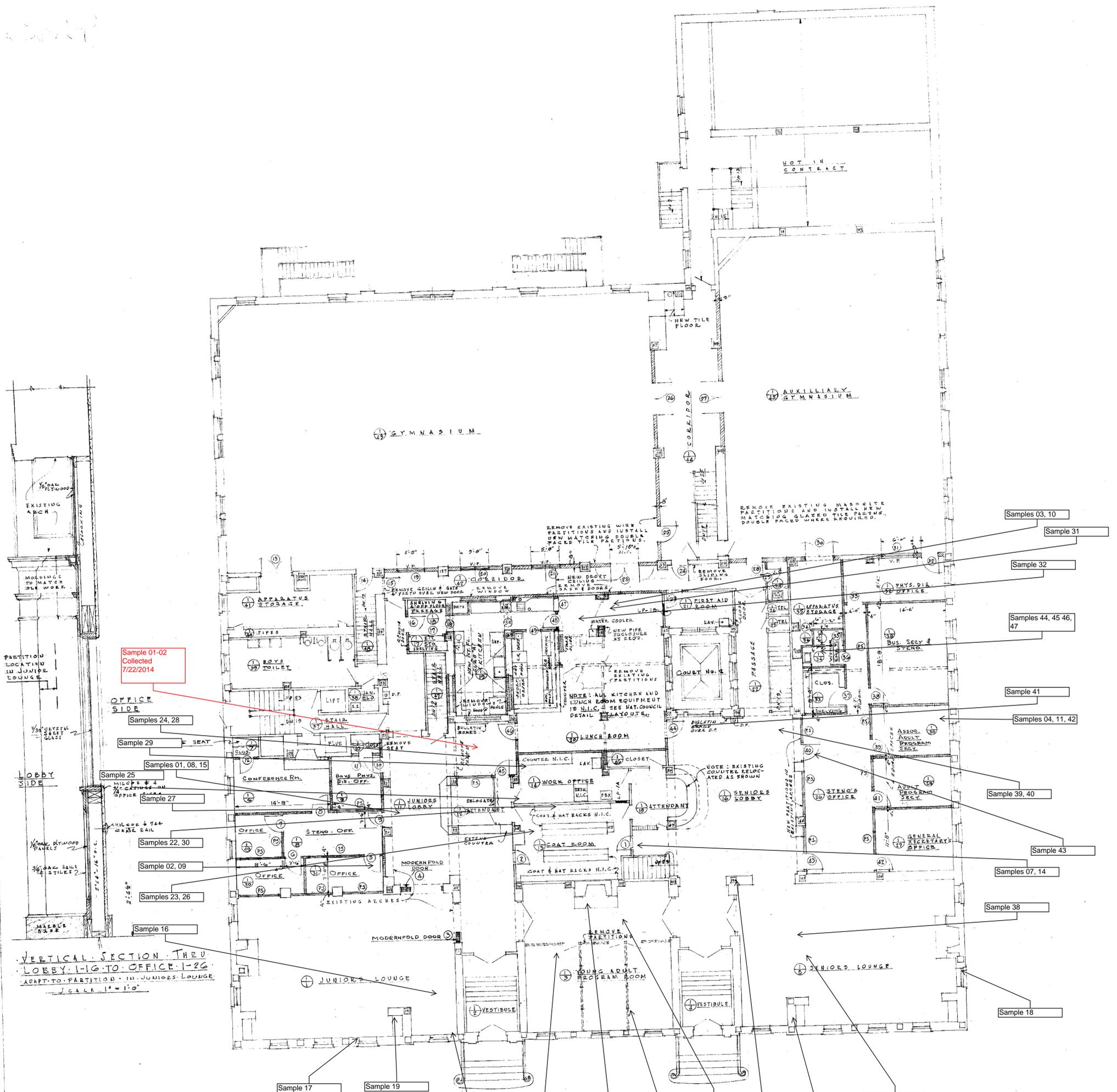
FOURTH FLOOR PLAN

R. BYRER & LINK  
 ARCHITECTS  
 SCHEDULE T.A.P.Y. N.Y.



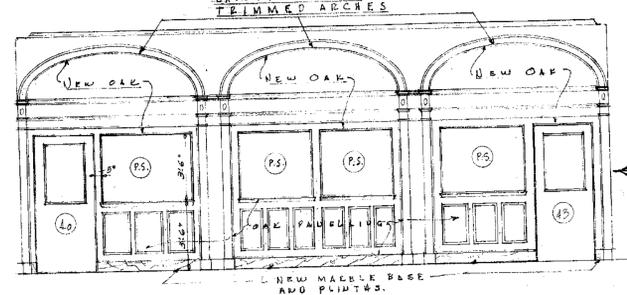


1000



Sample 01-02  
Collected  
7/22/2014

VERTICAL SECTION THRU  
LOBBY 1-16 TO OFFICE 1-26  
ADAPT TO PARTITION IN JUNIORS LOUNGE  
SCALE 1" = 1'-0"



NOTE: ADAPT THIS DETAIL TO PARTITION BETWEEN JUNIORS LOUNGE 1-1 AND OFFICES 1-31 AND 1-50.

REINFORCED CONCRETE SLABS

|                           |          |                             |            |
|---------------------------|----------|-----------------------------|------------|
| FIRST FLOOR SLAB "A"      | 5" THICK | 1/4" BARS @ 12" O.C. TRANS. | 100 # L.L. |
| 2ND FLOOR (SUPL) SLAB "B" | 4" THICK | 3/8" BARS @ 12" O.C. TRANS. | 40 # L.L.  |

SLABS SHALL HAVE FULL 4" BEARING ON EXISTING BRICK WALLS. SEE SPECIFICATIONS.  
FOR REINFORCED CONCRETE LINTELS SEE SPECIFICATIONS.



PROJECT NO. 2 - ALTERATIONS TO  
Y.M.C.A. BUILDING  
12 STATE STREET  
SCHENECTADY, N.Y.

SCALE 1/8" = 1'-0"

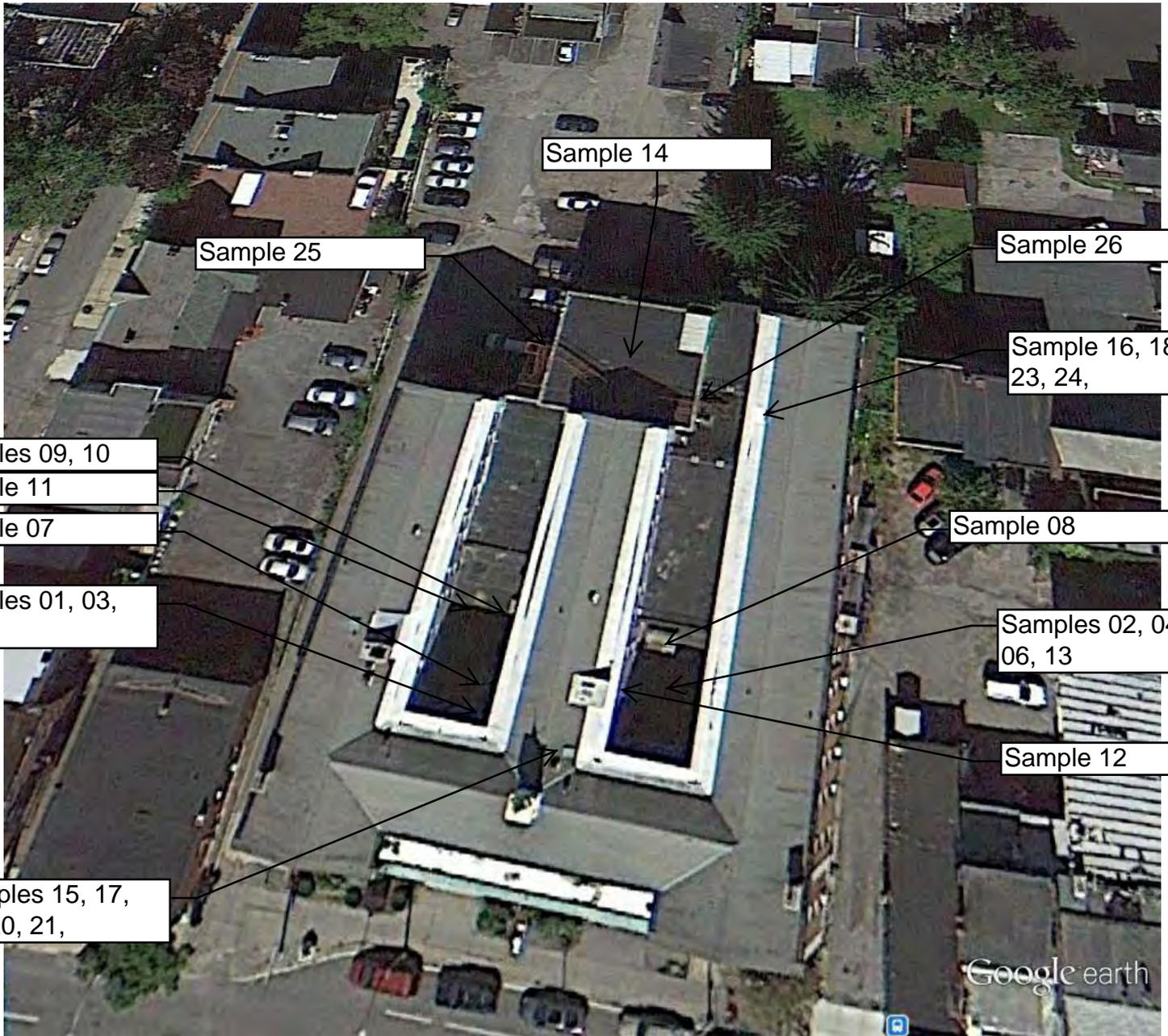
DRAWN BY: H. F. B.

CHECKED BY: R. X. F. LINK

REVISIONS:

DATE: MAY, 1938

DRWG. NO. 3



Samples 09, 10

Sample 11

Sample 07

Samples 01, 03, 05,

Samples 15, 17, 19, 20, 21,

Sample 14

Sample 25

Sample 26

Sample 16, 18, 22, 23, 24,

Sample 08

Samples 02, 04, 06, 13

Sample 12

Google earth

feet  
meters



## Appendix C – Commitment Letters

200 South Division Street  
Buffalo, New York 14204  
Tel: (716) 847-1098  
Fax: (716) 847-1668



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DEVELOPMENT USA, L.P.

---

733 Broadway  
Albany, New York 12207  
Tel: (518) 431-1051  
Fax: (518) 431-1053

September 29, 2015

Ms. Lori Shirley  
NYS Homes and Community Renewal  
38-40 Hampton Plaza  
Albany, New York 12207

RE: 13 State Street

Dear Ms. Shirley:

Please accept this letter as confirmation of the following items related to the redevelopment of 13 State Street to be completed by Norstar Development USA, L.P.

1. All Recognized Environmental Concerns (RECs) will be handled in accordance with all applicable regulations.
2. The final building design for 13 State Street will include a sub-slab depressurization system. PSI, a local environmental consulting firm, is working with the design team to ensure that the system meets the needs of the project. The specifications of the proposed system will be included in the final building plans and specifications to be submitted to NYS HFA.

Please feel free to contact me with any questions or if you require any additional information at this time. Thank you.

Sincerely,

Lori Harris

CC: Mr. Daniel Sanders, HA Sanders Architects  
Mr. Paul Misiaskzek, PSI  
Mr. Kevin Maxwell, Norstar Building Corporation



# HARRIS A. SANDERS, ARCHITECTS, P.C.

252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210 • (518) 426-3544 • (518) 426-3328

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October 13, 2014

Ms. Lori Harris  
Norstar Development USA, L.P.  
733 Broadway  
Albany, New York 12207

RE: 13 State Street

Dear Lori:

As the design professional for 13 State Street, Schenectady, NY, please accept this letter as confirmation that the plans and specifications for the project:

1. Conform to the Zoning Code for the City of Schenectady.
2. All utilities, including gas, electric, cable, internet, and water and sewer will be available to the project site.

Please let me know if you require any additional information. Thank you.

Very Truly Yours,  
Harris A. Sanders, Architects, P.C.

Daniel Sanders, R.A.

200 South Division Street  
Buffalo, New York 14204  
Tel: (716) 847-1098  
Fax: (716) 847-1668



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DEVELOPMENT USA, L.P.

---

733 Broadway  
Albany, New York 12207  
Tel: (518) 431-1051  
Fax: (518) 431-1053

November 25, 2014

Commission Darryl C. Towns  
NYS Homes and Community Renewal  
36-40 State Street, Hampton Plaza  
Albany, New York 12207

Dear Commissioner Towns:

Please accept the following letter as evidence that 13 State Street has selected to comply with the energy efficiency strategies AND with the optional green building program criteria via its participation and certification under the Enterprise Green Communities Criteria 2011. Additionally the applicant will comply with all other submission requirements.

To ensure successful implementation, enclosed please find a fully-executed letter of agreement between the applicant and Harris A. Sanders, Architects, P.C., who will provide the technical oversight that is necessary to achieve final Green Communities certification.

Sincerely,

Richard L. Higgins  
President



December 4, 2014

Mr. Richard Higgins  
President  
Norstar Development, USA, LP (the "Developer")  
733 Broadway  
Albany, NY 12207

**Re: 13 State Street Apartments  
Schenectady, NY (the "Redevelopment")  
Enterprise Green Communities Criteria**

Dear Mr. Higgins:

Harris A. Sanders, Architects, P.C. (the "Architect") hereby proposes the following services for implementation of Enterprise Green Communities ("EGC") credits towards sustainability accreditation for the above-referenced Redevelopment.

## Design Development

The Architect will assist the Developer in pursuing EGC accreditation for the Redevelopment. The Architect will provide the following in support of the EGC submission.

### EGC Project Initiation

- Coordinate a kick-off meeting with the entire development team in order to outline the initial EGC scorecard and project goals
- Prepare the initial project EGC tracking document

### EGC Consulting

- Advise the Developer on the all EGC prerequisites and credits
- Review and track responsibilities of the development team
- General EGC consulting, research and assistance with EGC interface

### EGC Project Management

- Interface with all relevant team members in order to coordinate EGC credit responsibilities
- Assign and track the applicable responsibilities of the development team
- Periodically update the status of EGC project tracking document

### EGC Specifications

- Review sustainable specifications prepared by other members of the development team

### EGC Program Modifications

- Monitor any and all EGC program and/or policy changes that would potentially have an effect on the EGC accreditation and certification of the Redevelopment

Construction Phase Services

The Architect will provide the following during the implementation of the EGC Design.

- One pre-bid meeting for development team members, design team participants and subcontractor bidders
- One pre-construction meeting for development team members, design team participants and subcontractors
- Assistance with selected review of subcontractor submittals

Documentation and Submission

- Coordinate the EGC design phase credit submission
- Coordinate the EGC construction phase credit submission at construction completion
- Assist with preparation of calculations or documentation needed to support applicable EGC prerequisites and credits
- Prepare relevant sections of EGC letter template
- Review EGC documentation submitted by other development team members
- Assist with compilation of EGC documentation
- Assist with management of final construction review submission to the reviewing body (EGC on-line)

Respectfully submitted,

HARRIS A. SANDERS ,ARCHITECTS, P.C.

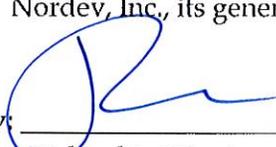


Daniel Sanders, Principal

Accepted by:

NORSTAR DEVELOPMENT USA, L.P.

BY: Nordev, Inc, its general partner

By: 

Richard L. Higgins  
President



M = MANDATORY  
# = AVAILABLE OPTIONAL POINTS

## 2011 Enterprise Green Communities Criteria Checklist

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. Additionally, New Construction projects must achieve 35 optional points, Substantial Rehab projects must achieve 30 optional points, and Moderate Rehab projects must also achieve 30 optional points.

### 1: INTEGRATIVE DESIGN

YES  NO  MAYBE

M

#### 1.1a Green Development Plan: Integrative Design Meeting(s)

Conduct one or more integrative design meetings and submit a Green Development Plan or equivalent documentation.

YES  NO  MAYBE

M

#### 1.1b Green Development Plan: Criteria Documentation

Create design and construction documentation to include information on implementation of appropriate Enterprise Green Communities Criteria.

YES  NO  MAYBE

2

#### 1.2a Universal Design *(New Construction only)* ✓

Design a minimum of 15% of the dwelling units (no fewer than one) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines.

N/A

YES  NO  MAYBE

2 or 3

#### 1.2b Universal Design *(Substantial and Moderate Rehab only)*

Design a minimum of 10% of the dwelling units (no fewer than one) in accordance with ICC/ANSI A117.1, Type A, Fully Accessible guidelines [2 points] and, for an additional point, the remainder of the ground-floor units and elevator-reachable units should have accessible unit entrances.

3

SUBTOTAL OPTIONAL POINTS

### 2: LOCATION + NEIGHBORHOOD FABRIC

YES  NO  MAYBE

M

#### 2.1 Sensitive Site Protection *(New Construction only)* ✓

Do not locate new development, including buildings, built structures, roads, or other parking areas, on portions of sites that meet any of the following provisions:

- Land within 100 feet of wetlands, including isolated wetlands or streams
- Land on slope greater than 15%
- Land with prime soils, unique soils, or soils of state significance
- Public parkland
- Land that is specifically identified as habitat for any species on federal or state threatened or endangered lists
- Land with elevation at or below the 100-year floodplain

N/A

YES  NO  MAYBE

M

#### 2.2 Connections to Existing Development and Infrastructure *(New Construction only, except for projects located on rural tribal lands, in colonias communities, or in communities of population less than 10,000)* ✓

Locate project on a site with access to existing roads, water, sewers, and other infrastructure within or contiguous to existing development. Connect the project to the pedestrian grid.

N/A



M = MANDATORY

# = AVAILABLE OPTIONAL POINTS

YES  NO  MAYBE

M

N/A

**LOCATION + NEIGHBORHOOD FABRIC (CONTINUED)**

**2.3 Compact Development** *(New Construction only)* ✓

Design and build the project to a density of at least:

- *Urban/Small Cities:* 10 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater
- *Suburban/Mid-Size Towns:* 7 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater
- *Rural/Tribal/Small Towns:* 5 units per acre for detached or semi-detached housing; 10 units per acre for townhomes; 15 units per acre for apartments

YES  NO  MAYBE

5 or 6

**2.4 Compact Development**

Design and build the project to a density of at least:

- ✓ • *Urban/Small Cities:* 15 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater [5 points]
- *Suburban/Mid-Size Towns:* 10 dwelling units per acre, or at least 75% of surrounding net residential density, whichever is greater [6 points]
- *Rural/Tribal/Small Towns:* 7.5 units per acre for detached or semi-detached housing; 12 units per acre for townhomes; 20 units per acre for apartments [6 points]

YES  NO  MAYBE

M

N/A

**2.5 Proximity to Services** *(New Construction only)* ✓

Locate the project within:

- *Urban/Small Cities:* a 0.25-mile walk distance of at least two *OR* a 0.5-mile walk distance of at least four of the list of facilities
- *Suburban/Mid-Size Towns:* a 0.5-mile walk distance of at least three *OR* a 1-mile walk distance of at least six of the list of facilities
- *Rural/Tribal/Small Towns:* two miles of at least two of the list of facilities

YES  NO  MAYBE

M

N/A

**2.6 Preservation of and Access to Open Space: Rural/Tribal/Small Towns Only**

*(New Construction only)* ✓

Set aside a minimum of 10% of the total project acreage as open space for use by residents *OR* locate project within a 0.25-mile walk distance of dedicated public open space that is a minimum of 0.75 acres

YES  NO  MAYBE

3  
max

**2.7 Preservation of and Access to Open Space**

- ✓ Set aside a percentage of the total project acreage as open space for use by residents: 20% [1 point]; 30% [2 points]; and 40% + written statement of preservation/conservation policy for set-aside land [3 points]

YES  NO  MAYBE

5

**2.8 Access to Public Transportation**

Locate the project within:

- *Urban/Small Cities:* a 0.5-mile walk distance of combined transit services (bus, rail, and ferry) constituting 76 or more transit rides per weekday and 32 or more transit rides on the weekend
- *Suburban/Mid-Size Towns:* a 0.5-mile walk distance of combined transit services (bus, rail, and ferry) constituting 60 or more transit rides per weekday and some type of weekend ride option
- *Rural/Tribal/Small Towns:* 5-mile distance of either a vehicle share program, a dial-a-ride program, an employer van pool, or public-private regional transportation

YES  NO  MAYBE

5

**2.9 Walkable Neighborhoods: Connections to Surrounding Neighborhood—Rural/Tribal/Small Towns**

Connect the project to public spaces, open spaces, and adjacent development by providing at least three separate connections from the project to sidewalks or pathways in surrounding neighborhoods and natural areas.



M = MANDATORY  
# = AVAILABLE OPTIONAL POINTS

YES  NO  MAYBE      **7**  
**max**

**LOCATION + NEIGHBORHOOD FABRIC (CONTINUED)**

**2.10 Smart Site Location: Passive Solar Heating / Cooling**  
Demonstrate a building with a passive solar design, orientation, and shading that meet specified guidelines. *Select one:*

- Single building—New Construction [7 points]
- Multiple buildings—New Construction [7 points]
- Moderate or Substantial Rehab [7 points]

YES  NO  MAYBE      **2**

**2.11 Brownfield or Adaptive Reuse Site**  
Locate the project on a brownfield or adaptive reuse site. *Select either:* adaptive reuse site [2 points] or brownfield remediation [2 points]

YES  NO  MAYBE      **6**

**2.12 Access to Fresh, Local Foods**  
Pursue one of three options to provide residents and staff with access to fresh, local foods, including neighborhood farms and gardens; community-supported agriculture; proximity to farmers market.

YES  NO  MAYBE      **4**

**2.13 LEED for Neighborhood Development Certification**  
Locate the project in a Stage 2 Pre-Certified LEED for Neighborhood Development plan or a Stage 3 LEED for Neighborhood Development Certified Neighborhood Development.

19

SUBTOTAL OPTIONAL POINTS

**3: SITE IMPROVEMENTS**

YES  NO  MAYBE      **M**

**3.1 Environmental Remediation**  
Conduct an environmental site assessment to determine whether any hazardous materials are present on site.

YES  NO  MAYBE      **M**

**3.2 Erosion and Sedimentation Control** *(Except for infill sites with buildable area smaller than one acre)*  
Implement EPA's Best Management Practices for erosion and sedimentation control during construction.

YES  NO  MAYBE      **M**

**3.3 Low-Impact Development** *(New Construction only)* ✓  
Projects located on greenfields must meet the list of low-impact development criteria.

N/A

YES  NO  MAYBE      **M**

**3.4 Landscaping**  
Provide new plants (including trees, shrubs, and ground cover) such that at least 50% of area available for landscaping is planted with native or adaptive species, all new plants are appropriate to the site's soil and microclimate, and none of the new plants is an invasive species.

YES  NO  MAYBE      **M**

**3.5 Efficient Irrigation and Water Reuse**  
If irrigation is utilized, install an efficient irrigation or water reuse system.

YES  NO  MAYBE      **2 or 6**

**3.6 Surface Stormwater Management**  
Retain, infiltrate, and/or harvest stormwater on site. *Select only one:* partial stormwater retention [2 points] or full stormwater retention [6 points]

2

SUBTOTAL OPTIONAL POINTS



M = MANDATORY  
# = AVAILABLE OPTIONAL POINTS

**4: WATER CONSERVATION**

YES  NO  MAYBE

M

**4.1 Water-Conserving Fixtures**

Install or retrofit water-conserving fixtures in all units and any common facilities with the following specifications: Toilets—1.28 gpf; Urinals—0.5 gpf; Showerheads—2.0 gpm; Kitchen faucets—2.0 gpm; Bathroom faucets—1.5 gpm

YES  NO  MAYBE

6  
max

**4.2 Advanced Water-Conserving Appliances and Fixtures**

Install or retrofit water-conserving fixtures in all units and any common facilities with the following specifications: Toilets—1.2 gpf; Showerheads—1.5 gpm; Kitchen faucets—1.5 gpm; Bathroom faucets—0.5 gpm. *Select any, or all, of the options:*

- Toilets [2 points]
- Showerheads [2 points]
- Faucets—kitchen and bathroom [2 points]

YES  NO  MAYBE

4  
max

**4.3 Water Reuse**

Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project's water needs.

- 10% reuse [1 point]
- 20% reuse [2 points]
- 30% reuse [3 points]
- 40% reuse [4 points]

2

SUBTOTAL OPTIONAL POINTS

**5: ENERGY EFFICIENCY**

YES  NO  MAYBE

N/A

M

**5.1a Building Performance Standard: Single family and Multifamily (three stories or fewer)**

*(New Construction only)* ✓  
Certify the project under ENERGY STAR New Homes.

YES  NO  MAYBE

N/A

M

**5.1b Building Performance Standard: Multifamily (four stories or more)**

*(New Construction only)* ✓  
Demonstrate compliance with EPA's Multifamily High-Rise program (MFHR) using either the prescriptive or the performance pathway.

YES  NO  MAYBE

M

**5.1c Building Performance Standard: Single family and Multifamily (three stories or fewer)**

*(Substantial and Moderate Rehab only)*  
Demonstrate that the final energy performance of the building is equivalent to a Home Energy Rating System (HERS) Index of 85.

YES  NO  MAYBE

M

**5.1d Building Performance Standard: Multifamily (four stories or more)**

*(Substantial and Moderate Rehab only)*  
Demonstrate that the final energy performance of the building is equivalent to ASHRAE 90.1-2007.

YES  NO  MAYBE

15  
max

**5.2 Additional Reductions in Energy Use**

Improve whole-building energy performance by percentage increment above baseline building performance standard for additional points.

YES  NO  MAYBE

M

**5.3 Sizing of Heating and Cooling Equipment**

Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals, Parts J and S, or ASHRAE handbooks.

YES  NO  MAYBE

M

**5.4 ENERGY STAR Appliances**

If providing appliances, install ENERGY STAR-labeled clothes washers, dishwashers, and refrigerators.



M = MANDATORY

# = AVAILABLE OPTIONAL POINTS

**ENERGY EFFICIENCY (CONTINUED)**

YES  NO  MAYBE

M

**5.5a Efficient Lighting: Interior Units**

Follow the guidance appropriate for the project type: install the ENERGY STAR Advanced Lighting Package (ALP); *OR* follow the ENERGY STAR MFHR program guidelines, which require that 80% of installed lighting fixtures within units must be ENERGY STAR-qualified or have ENERGY STAR-qualified lamps installed; *OR* if replacing, new fixtures and ceiling fans must meet or exceed ENERGY STAR efficiency levels.

YES  NO  MAYBE

M

**5.5b Efficient Lighting: Common Areas and Emergency Lighting**

Follow the guidance appropriate for the project type: use ENERGY STAR-labeled fixtures or any equivalent high-performance lighting fixtures and bulbs in all common areas; *OR* if replacing, new common space and emergency lighting fixtures must meet or exceed ENERGY STAR efficiency levels. For emergency lighting, if installing new or replacing, all exit signs shall meet or exceed LED efficiency levels and conform to local building codes.

YES  NO  MAYBE

M

**5.5c Efficient Lighting: Exterior**

Follow the guidance appropriate for the project type: install ENERGY STAR-qualified fixtures or LEDs with a minimum efficacy of 45 lumens/watt; *OR* follow the ENERGY STAR MFHR program guidelines, which require that 80% of outdoor lighting fixtures must be ENERGY STAR-qualified or have ENERGY STAR-qualified lamps installed; *OR* if replacing, install ENERGY STAR compact fluorescents or LEDs with a minimum efficacy of 45 lumens/watt.

YES  NO  MAYBE

M

**5.6a Electricity Meter** (*New Construction and Substantial Rehab only*)

Install individual or sub-metered electric meters in all dwelling units.

YES  NO  MAYBE

3

**5.6b Electricity Meter** (*Moderate Rehab only*)

Install individual or sub-metered electric meters in all dwelling units.

YES  NO  MAYBE

12  
max

**5.7a Renewable Energy**

Install photovoltaic (PV) panels, wind turbines, or other electric-generating renewable energy source to provide a specified percentage of the project's estimated energy demand.

YES  NO  MAYBE

1 or 2

**5.7b Photovoltaic/Solar Hot Water Ready**

Site, design, engineer, and/or plumb the development to accommodate installation of photovoltaic (PV) or solar hot water system in the future.

YES  NO  MAYBE

5

**5.8 Advanced Metering Infrastructure**

Site, design, engineer, and wire the development to accommodate installation of smart meters and/or be able to interface with smart grid systems in the future.

3

SUBTOTAL OPTIONAL POINTS

**6: MATERIALS BENEFICIAL TO THE ENVIRONMENT**

YES  NO  MAYBE

M

**6.1 Low/No VOC Paints and Primers**

All interior paints and primers must be less than or equal to the following VOC levels: Flats—50 g/L; Non-flats—50 g/L; Floor—100 g/L

YES  NO  MAYBE

M

**6.2 Low/No VOC Adhesives and Sealants**

All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District.

YES  NO  MAYBE

M

**6.3 Construction Waste Management**

Commit to following a waste management plan that reduces non-hazardous construction and demolition waste by at least 25% by weight through recycling, salvaging, or diversion strategies.



M = MANDATORY  
# = AVAILABLE OPTIONAL POINTS

**MATERIALS BENEFICIAL TO THE ENVIRONMENT (CONTINUED)**

YES  NO  MAYBE

**5**  
**max**

**6.4 Construction Waste Management: Optional**

Determine percentage of waste diversion and earn all points below that threshold:

- 35% waste diversion [1 point]
- 45% waste diversion [1 point]
- 55% waste diversion [1 point]
- 65% waste diversion [1 point]
- 75% waste diversion [1 point]

YES  NO  MAYBE

**5**

**6.5 Recycling Storage for Multifamily Project**

Provide one or more easily accessible, permanent areas for the collection and storage of materials for recycling.

YES  NO  MAYBE

**5**  
**max**

**6.6 Recycled Content Material**

Incorporate building materials that are composed of at least 25% post-consumer recycled content or at least 50% post-industrial recycled content. *Select from the following:*

- Framing materials [1 point]
- Exterior materials: siding, masonry, roofing [1 point]
- Concrete/cement and aggregate [1 point]
- Drywall/interior sheathing [1 point]
- Flooring materials [1 point]

YES  NO  MAYBE

**5**  
**max**

**6.7 Regional Material Selection**

Use products that were extracted, processed, and manufactured within 500 miles of the home or building for a minimum of 50% of the building material value (based on cost). *Select any or all of these options:*

- Framing materials [1 point]
- Exterior materials: siding, masonry, roofing [1 point]
- Concrete/cement and aggregate [1 point]
- Drywall/interior sheathing [1 point]
- Flooring materials [1 point]

YES  NO  MAYBE

**5**

**6.8 Certified, Salvaged, and Engineered Wood Products**

Commit to using wood products and materials of at least 25% that are (by cost): FSC-certified, salvaged products, or engineered framing materials without urea-formaldehyde binders.

YES  NO  MAYBE

**1 or 3**

**6.9a Reduced Heat-Island Effect: Roofing**

Use Energy Star-compliant roofing or install a "green" (vegetated) roof for at least 50% of the roof area. *Select only one: cool roof [3 points] or green roof [1 point]*

YES  NO  MAYBE

**2**

**6.9b Reduced Heat-Island Effect: Paving**

Use light-colored, high-albedo materials and/or an open-grid pavement, with a minimum solar reflectance of 0.3, over at least 50% of the site's hardscaped area.

7

SUBTOTAL OPTIONAL POINTS

**7: HEALTHY LIVING ENVIRONMENT**

YES  NO  MAYBE

**M**

**7.1 Composite Wood Products that Emit Low/No Formaldehyde**

All composite wood products must be certified compliant with California 93120. If using a composite wood product that does not comply with California 93120, all exposed edges and sides must be sealed with low-VOC sealants.



M = MANDATORY

# = AVAILABLE OPTIONAL POINTS

| HEALTHY LIVING ENVIRONMENT (CONTINUED)  |   |   |
|---|---|---|
| <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | <b>7.2 Environmentally Preferable Flooring</b><br>Do not install carpets in entryways, laundry rooms, bathrooms, kitchens/kitchenettes, utility rooms, and all rooms of ground-connected floors. Any carpet products used must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad, and carpet adhesives. Any hard surface flooring products used must be either ceramic tile, unfinished hardwood floors, OR in compliance with the Scientific Certification System's FloorScore program criteria. |
| <input type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> MAYBE | 4 | <b>7.3 Environmentally Preferable Flooring: Alternative Sources</b><br>Use non-vinyl, non-carpet floor coverings in all rooms of building.  |
| <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | <b>7.4a Exhaust Fans: Bathroom</b> <i>(New Construction and Substantial Rehab only)</i><br>Install Energy Star-labeled bathroom fans that exhaust to the outdoors, are connected to a light switch, and are equipped with a humidistat sensor, timer, or other control (e.g., occupancy sensor, delay off switch, ventilation controller).  |
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE<br>N/A     | 6 | <b>7.4b Exhaust Fans: Bathroom</b> <i>(Moderate Rehab only)</i> ✓<br>Install Energy Star-labeled bathroom fans that exhaust to the outdoors, are connected to a light switch, and are equipped with a humidistat sensor, timer, or other control (e.g., occupancy sensor, delay off switch, ventilation controller).  |
| <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | <b>7.5a Exhaust Fans: Kitchen</b> <i>(New Construction and Substantial Rehab only)</i><br>Install power-vented fans or range hoods that exhaust to the exterior at the appropriate cfm rate, per ASHRAE 62.2, or install a central ventilation system with rooftop fans that meet efficiency criteria.  |
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE<br>N/A     | 6 | <b>7.5b Exhaust Fans: Kitchen</b> <i>(Moderate Rehab only)</i> ✓<br>Install power-vented fans or range hoods that exhaust to the exterior at the appropriate cfm rate, per ASHRAE 62.2, or install a central ventilation system with rooftop fans that meet efficiency criteria.  |
| <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | <b>7.6a Ventilation</b> <i>(New Construction and Substantial Rehab only)</i><br>Install a ventilation system for the dwelling unit capable of providing adequate fresh air per ASHRAE requirements for the building type.   |
| <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE<br>N/A     | 5 | <b>7.6b Ventilation</b> <i>(Moderate Rehab only)</i> ✓<br>Install a ventilation system for the dwelling unit capable of providing adequate fresh air per ASHRAE requirements for the building type.   |
| <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | <b>7.7 Clothes Dryer Exhaust</b><br>Clothes dryers must be exhausted directly to the outdoors using rigid-type duct work.   |
| <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | <b>7.8 Combustion Equipment</b><br>Specify power-vented or direct vent equipment when installing new space and water-heating equipment in New Construction and any Substantial and Moderate Rehab projects.   |
| <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | <b>7.9a Mold Prevention: Water Heaters</b><br>Provide adequate drainage for water heaters that includes drains or catch pans with drains piped to the exterior of the dwelling.   |
| <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | <b>7.9b Mold Prevention: Surfaces</b><br>In bathrooms, kitchens, and laundry rooms, use materials that have durable, cleanable surfaces.  |
| <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> MAYBE | M | <b>7.9c Mold Prevention: Tub and Shower Enclosures</b><br>Use non-paper-faced backing materials such as cement board, fiber cement board, or equivalent in bathrooms.   |



M = MANDATORY  
# = AVAILABLE OPTIONAL POINTS

**HEALTHY LIVING ENVIRONMENT (CONTINUED)**

YES  NO  MAYBE

M

**7.10 Vapor Barrier Strategies** *(New Construction and Rehab Projects with foundation work only)*  
Install vapor barriers that meet specified criteria appropriate for the foundation type.

YES  NO  MAYBE

M

**7.11 Radon Mitigation** *(New Construction and Substantial Rehab only)*  
For New Construction in EPA Zone 1 and 2 areas, install passive radon-resistant features below the slab. For Substantial Rehab projects in those Zones, test for the presence of radon and mitigate if elevated levels exist.

YES  NO  MAYBE

M

**7.12 Water Drainage** *(New Construction and Rehab projects replacing assemblies called out in Criterion only)*  
Provide drainage of water away from windows, walls, and foundations by implementing list of techniques.

N/A

YES  NO  MAYBE

M

**7.13 Garage Isolation**  
Follow list of criteria for projects with garages, including: provide a continuous air barrier between the conditioned (living) space and any garage space to prevent the migration of any contaminants into the living space, and install a CO alarm inside the house in the room with a door to the garage and outside all sleeping areas.

N/A

YES  NO  MAYBE

M

**7.14 Integrated Pest Management**  
Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate sealing methods to prevent pest entry.

YES  NO  MAYBE

M

**7.15 Lead-Safe Work Practices** *(Substantial and Moderate Rehab only)*  
For properties built before 1978, use lead-safe work practices consistent with the EPA's Renovation, Repair, and Painting Regulation and applicable HUD requirements.

YES  NO  MAYBE

9

**7.16 Smoke-Free Building**  
Implement and enforce a no smoking policy in all common, individual living areas, and with a 25-foot perimeter around the exterior of all residential buildings.

~~0~~

SUBTOTAL OPTIONAL POINTS

**8: OPERATIONS + MAINTENANCE**

YES  NO  MAYBE

M

**8.1 Building Maintenance Manual** *(All Multifamily Projects)*  
Provide a building maintenance manual that addresses maintenance schedules and other specific instructions related to the building's green features.

YES  NO  MAYBE

M

**8.2 Resident Manual**  
Provide a guide for homeowners and renters that explains the intent, benefits, use, and maintenance of green building features.

YES  NO  MAYBE

M

**8.3 Resident and Property Manager Orientation**  
Provide a comprehensive walk-through and orientation for residents and property managers using the appropriate building maintenance or resident's manual.

YES  NO  MAYBE

12

**8.4 Project Data Collection and Monitoring System**  
Collect and monitor project performance data on energy, water, and, if possible, healthy living environments for a minimum of five years.

~~0~~

SUBTOTAL OPTIONAL POINTS

36

TOTAL OPTIONAL POINTS



WATER DEPARTMENT  
CITY OF SCHENECTADY  
NEW YORK  
ROOM 206, CITY HALL  
105 Jay Street  
Schenectady, New York 12305  
(518) 382-5023  
FAX (518) 382-5100

October 21, 2014

Mrs. Lori Harris  
Norstar Development USA, L.P.  
733 Broadway  
Albany, New York 12207

RE: 9 State Street (AKA 13 State Street), Schenectady, New York 12305  
Formerly the Schenectady YMCA Building

Dear Mrs. Harris:

The City of Schenectady currently provides municipal water, sanitary and storm sewer services to the buildings which are included in the proposed 13 State Street Project identified above. If you have any questions, please feel free to contract me at 518-382-5023.

Sincerely,

Paul LaFond  
Director of Water & Wastewater

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## Appendix D - Endangered Species Consultation Letters



**United States Department of the Interior**



**FISH AND WILDLIFE SERVICE**

New York Field Office

3817 Luker Road

Cortland, NY 13045

Phone: (607) 753-9334 Fax: (607) 753-9699

<http://www.fws.gov/northeast/nyfo>

To: Paul Misiaszek

Date: Sep 9, 2015

USFWS File No: 151455

Regarding your:  Letter  Fax  Email

Dated: Sep 8, 2015

For project: Norstar Development

Located: 13 State Street

In Town/County: City of Schenectady, Schenectady County

Pursuant to the Endangered Species Act of 1973 (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*), the U.S. Fish and Wildlife Service:

Acknowledges receipt of your "no effect" and/or no impact determination. No further ESA coordination or consultation is required.

Acknowledges receipt of your determination. Please provide a copy of your determination and supporting materials to any involved Federal agency for their final ESA determination.

Is taking no action pursuant to ESA or any legislation at this time, but would like to be kept informed of project developments.

As a reminder, until the proposed project is complete, we recommend that you check our website (<http://www.fws.gov/northeast/nyfo/es/section7.htm>) every 90 days from the date of this letter to ensure that listed species presence/absence information for the proposed project is current. Should project plans change or if additional information on listed or proposed species or critical habitat becomes available, this determination may be reconsidered.

USFWS Contact(s): 

Supervisor:  Date: 9/9/15

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Division of Fish, Wildlife and Marine Resources**  
**New York Natural Heritage Program**  
**625 Broadway, 5th Floor, Albany, New York 12233-4757**  
**Phone: (518) 402-8935 • Fax: (518) 402-8925**  
**Website: [www.dec.ny.gov](http://www.dec.ny.gov)**



September 04, 2015

David Rotkowitz  
Professional Service Industries, Inc.  
104 Erie Boulevard, Suite 101  
Schenectady, NY 12305

Re: Proposed redevelopment of vacant building to residence for seniors, 13 State Street (PSI Project No.: 0836699)

Town/City: City Of Schenectady. County: Schenectady.

Dear David Rotkowitz:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at [www.dec.ny.gov/about/39381.html](http://www.dec.ny.gov/about/39381.html).

Sincerely,

A handwritten signature in cursive script that reads "Andrea Chaloux".

Andrea Chaloux  
Environmental Review Specialist  
New York Natural Heritage Program

September 15, 2015

Norstar Development USA, L.P.  
733 Broadway  
Albany, New York 12207

Attn: Ms. Lori Harris  
Vice President  
(518) 431-1051  
[lharris@norstarus.com](mailto:lharris@norstarus.com)

Re: US Fish and Wildlife Screen  
Limited Site Investigation and Additional Assessment Items  
Former YMCA  
13 State Street  
Schenectady, New York 12305  
PSI Project Number 0836699

Dear Ms. Harris:

We are submitting this US Fish and Wildlife Screen Memo per your request, to satisfy the NYS Housing Trust Fund Corporation (HTFC) requirements outlined in the Environmental Review Follow-Up Letter dated June 8, 2015.

### **Summary**

At the request of Norstar Development USA, L.P., PSI accessed the US Fish and Wildlife Services' (USFWS) website to conduct a search for the restoration project at 13 State Street in Schenectady, New York. On August 15, 2015, PSI accessed the USFWS website to begin the search. The Information, Planning and Consultation (IPaC) system on the USFWS website identified one (1) proposed endangered species and 13 different migratory bird species that the project could potentially impact.

PSI used the New York State Department of Conservation's (NYSDEC) website to research these 14 species to identify their habitats and determine if the project would impact them. PSI determined that no habitat for the 14 species existed on the site and the project would not impact them.

On August 17, 2015 as per the USFWS website instructions, PSI submitted a letter to the New York Natural Heritage Program (NYNHP). The letter explained the location of the project, provided a site description, explained the scope of the project, outlined the results of the IPaC system search and explained PSI's findings and conclusions about the project's potential impact on the search results. On September 4, 2015 the NYNHP responded that they "have no records of rare or state-listed animals or plants, or significant natural communities at your site or in its immediate vicinity".

On September 8, 2015 as per the USFWS website PSI submitted to the USFWS a project review package. The package explained the location of the project, a site description, explained the scope of the project, outlined the results of the IPaC system search, included the NYNHP response and explained PSI's findings and conclusions about the projects impact on the search results.

On September 9, 2015 the USFWS responded to the review package and acknowledged that they had received our determination. Their response included a reminder to check the IPaC system every 90 days from the date of their letter until the completion of the project to ensure the species list is up to date. Additionally the letter states that if the project plans change or if additional information is found this determination may be reconsidered.

The project review package and the response from the USFWS is attached and should be submitted to the HTFC to satisfy the requirements outlined in the Environmental Review Follow-Up Letter dated June 8, 2015.

### **Warranty**

The information provided in this report for the US Fish and Wildlife Screen, prepared by PSI under Project Number 0836699 is intended exclusively for Norstar Development USA, L.P., as they pertain to activities at 13 State Street, Schenectady, New York at the time and in the area where the activities were conducted. No unnamed third party shall have the right to rely on this report without the express written consent of PSI, as well as payment of the then current reliance letter fee. The professional services provided have been performed in accordance with practices generally accepted by other appropriate environmental professionals, geologists, hydrologists, hydrogeologists, engineers, and environmental scientists practicing in this field. No other warranty, either expressed or implied, is made.

PSI is not an insurer and makes no guarantee or warranty that the services supplied will avert or mitigate occurrences, or the consequences of occurrences, that the services are designed to prevent or ameliorate. This report is issued with the understanding that Norstar Development USA, L.P. is responsible for ensuring that the information contained in this report is brought to the attention of the appropriate regulatory agency, if any.

### **Use by Third Parties**

This report was prepared pursuant to the contract PSI has with Norstar Development USA, L.P. That contractual relationship included an exchange of information about the subject property that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than Norstar Development USA, L.P. for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Respectfully Submitted,

**PROFESSIONAL SERVICE INDUSTRIES INC.**



David Rotkowitz  
Staff Geologist

  
for

Steve Long  
Principal Consultant &  
Chief Engineer

Enclosures

Project Review Package  
USFWS Response letter

September 8, 2015

**United States Fish & Wildlife Service**  
**New York Ecological Services Field Office**  
3817 Luker Road  
Cortland, NY 13045

**RE: Threatened/Endangered Species Information Request**  
13 State Street  
Schenectady, Schenectady County, New York 12305  
Latitude: N 42° 48' 55.62", Longitude: W 73° 56' 55.21"  
PSI Project No.: 0836699

To whom it may concern:

PSI, Inc. has been retained by Norstar Development USA, L.P. to conduct a review of the potential impacts to Threatened/Endangered Species and/or Critical Habitats, and other ecological resources such as wetlands, grasslands, and migratory birds that may result from the proposed redevelopment of the vacant building at the above referenced site. Your review and determination is sought in order to obtain compliance with the New York State Homes and Community Renewal (NYSHCR) Environmental Review requirements.

### **Site Description**

The Site (subject property) consists of one (1) parcel approximately 1.2 acres in size that is currently improved with one (1), four-story building with basement. A small area of landscaping, approximately 1,050 square feet consisting of small trees, bushes and grass, is located to the front of the building. A parking lot is located to the back of the building. The building which is approximately 38,000 square feet, is currently vacant and was previously used as a YMCA since 1926. Prior to the construction of the current building in 1926 the property was developed with residential housing.

Current uses of the surrounding properties include offices, residential apartments and housing to the north, a dry cleaner and residential apartments to the east, a small park, a bus stop, commercial and residential properties to the south, and offices, commercial and residential properties to the west.

### **Site Location**

The site's location is: Latitude: N 42° 48' 55.62", Longitude: W 73° 56' 55.21". The subject site is located on the 1980 USGS "Schenectady, NY" quadrangle map, with the site indicated is attached. The closest water body shown on the topographic map is the Mohawk River located approximately 635-feet to the west of the site.

## **Proposed Project Description**

The proposed project will redevelop the vacant building located at subject site into a mixed use, mixed income residence for seniors. The concept includes 61 residential units, a community room, fitness room, kitchen, library/computer room, and a multi-purpose room. Common area laundry facilities will be located on each floor. Exterior improvements will include cleaning and repair of brickwork and mortar following the guidance found in Preservation Briefs 1 and 2. Exterior improvements will also include removal and replacement of existing fences and limited landscaping improvements as needed as well as repaving and restriping parking and access areas.

## **Federally Listed, Proposed and Candidate Species in New York**

PSI utilized the US Fish and Wildlife Service's Information, Planning and Consultation (IPaC) system (<http://ecos.fws.gov/ipac>) to determine if any federally-listed, proposed, or candidate species are located in the area of the proposed project. The system determined this project could potentially impact the following:

Northern long-eared bat – Proposed endangered species  
American Bittern – Migratory bird  
Bald Eagle – Migratory bird  
Black-billed Cuckoo – Migratory bird  
Black-crowned Night-heron – Migratory bird  
Blue-winged Warbler – Migratory bird  
Canada Warbler – Migratory bird  
Golden-winged Warbler – Migratory bird  
Peregrine Falcon – Migratory bird  
Pied-billed Grebe – Migratory bird  
Prairie Warbler – Migratory bird  
Red-headed Woodpecker – Migratory bird  
Short-eared Owl – Migratory bird  
Wood Thrush – Migratory bird

## **New York Natural Heritage Program**

PSI sent project information to the New York Department of Environmental Conservation. According to their response dated September 4, 2015, “we have no records of rare or state-listed animals or plants, or significant natural communities, at your site or in its immediate vicinity”.

## **Findings/Conclusions**

Based on our preliminary research and field work, it is PSI's opinion that the proposed redevelopment will have "no effect" on Threatened/Endangered Species and/or Critical Habitats and other ecological resources such as wetlands, grasslands, and migratory birds in the site vicinity. Therefore, acting on behalf of Norstar Development USA, L.P., PSI is respectfully requesting your written concurrence and authorization to proceed with the proposed project.

Please call 518-377-9841, if you have any questions or need additional information. Thank you for your assistance.

Respectfully submitted,  
**PROFESSIONAL SERVICE INDUSTRIES, INC.**



David Rotkowitz  
Staff Geologist

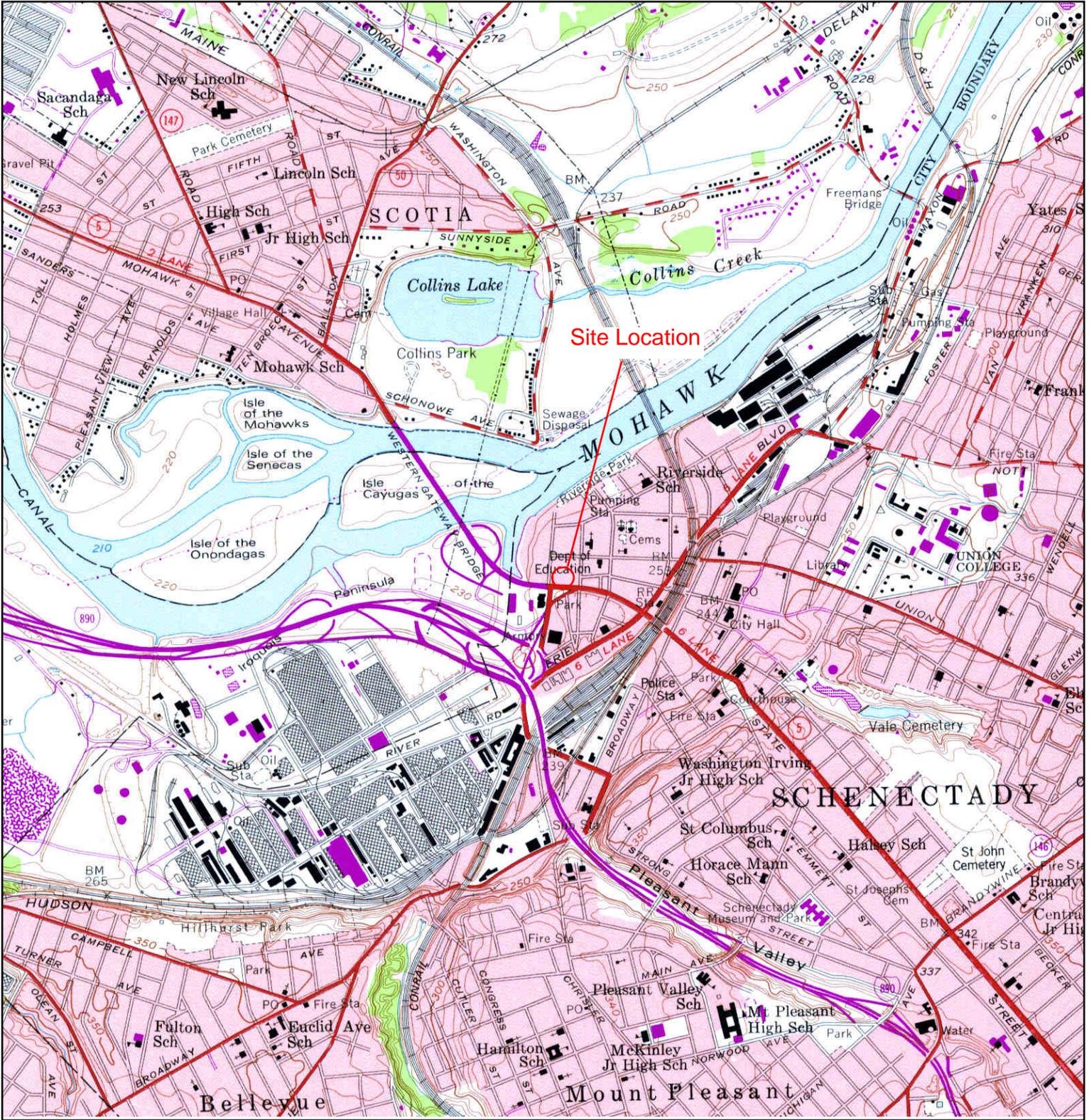


Paul Misiashzek CHMM  
Principal Consultant &  
Environmental Specialist

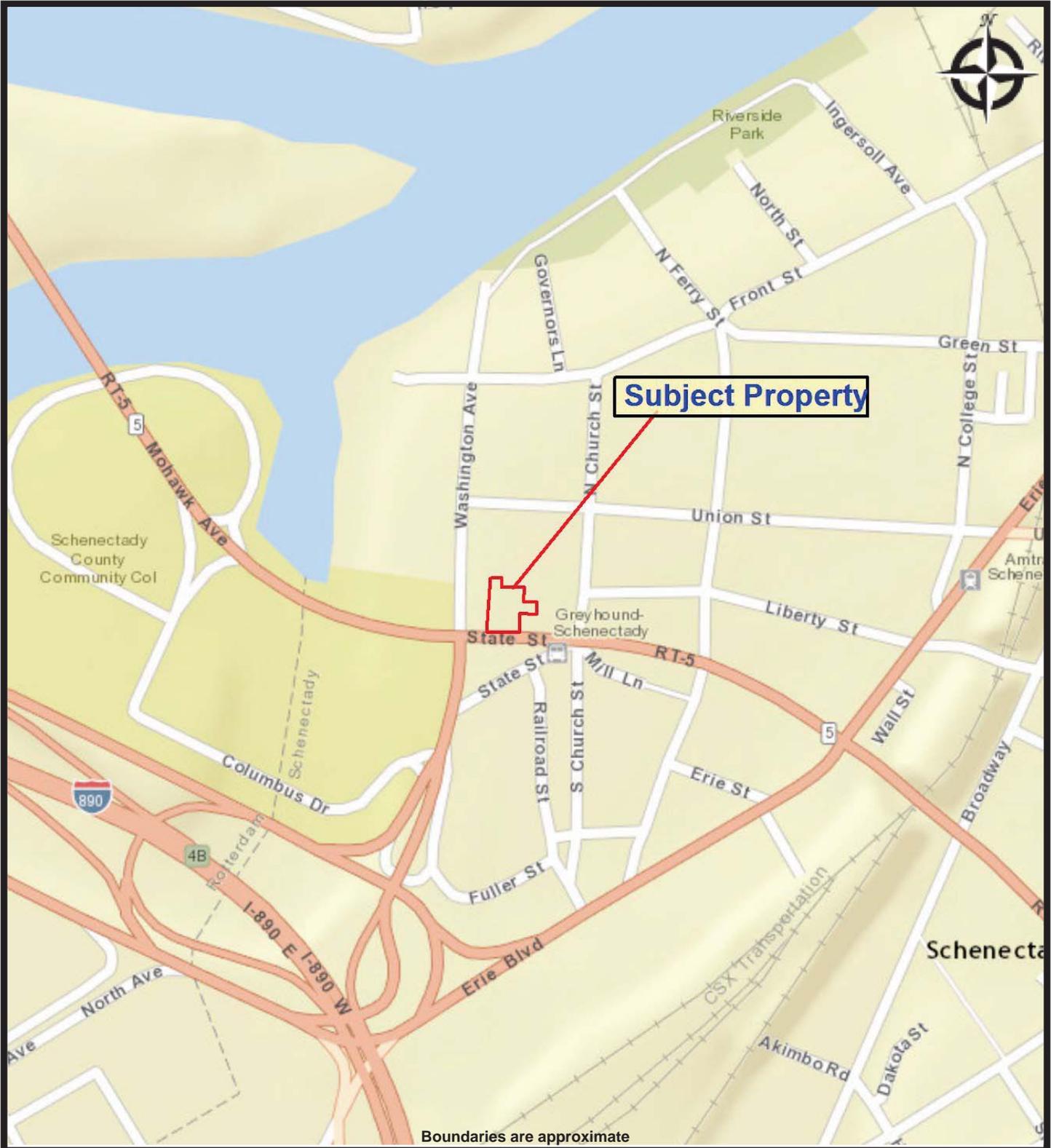
### Attachments:

- New York Natural Heritage Program Response
- USGS Topo Map
- Site Vicinity Map
- Species Conclusion table
- IPaC Trust Resource Report
- NYSDEC Map

# Historical Topographic Map



|                |                         |            |                       |                |                 |
|----------------|-------------------------|------------|-----------------------|----------------|-----------------|
| <p>N<br/>↑</p> | TARGET QUAD             | SITE NAME: | Northstar             | CLIENT:        | PSI, Inc.       |
|                | NAME: SCHENECTADY       | ADDRESS:   | 13 State Street       | CONTACT:       | David Rotkowitz |
|                | MAP YEAR: 1980          |            | Schenectady, NY 12305 | INQUIRY#:      | 4374430.4       |
|                | PHOTOREVISED FROM :1954 | LAT/LONG:  | 42.8156 / -73.9486    | RESEARCH DATE: | 08/05/2015      |
|                | SERIES: 7.5             |            |                       |                |                 |
|                | SCALE: 1:24000          |            |                       |                |                 |
|                |                         |            |                       |                |                 |



**psi** Information  
To Build On  
Engineering • Consulting • Testing

SITE VICINITY MAP  
0836699 - NORSTAR  
13 State Street  
Schenectady, New York 12305

PREPARED FOR: Norstar Development USA, L.P.

PROJ. MGR: Janelle Snider

DATE: 8/12/2015

DRAWN BY: David Rotkowitz

PROJ. #: 0836699

## Species Conclusions Table

Project Name: Norstar - YMCA

Date: September 8, 2015

| Species Name/Critical Habitat | Potential Habitat Present? | Species Present? | Critical Habitat Present? | ESA / Eagle Act Determination | Notes / Documentation Summary (include full rationale in your report) |
|-------------------------------|----------------------------|------------------|---------------------------|-------------------------------|---|
| Norther Long-eared Bat        | No                         | No               | No                        | No effect                     | No effect, No trees for nesting exist onsite                          |
| American Bittern              | No                         | No               | No                        | No effect                     | No effect   |
| Bald Eagle                    | No                         | No               | No                        | No effect                     | Unlikely to disturb nesting bald eagles                               |
| Black billed Cuckoo           | No                         | No               | No                        | No effect                     | No effect   |
| Black-crowned Night-heron     | No                         | No               | No                        | No effect                     | No effect   |
| Blue-winged Warbler           | No                         | No               | No                        | No effect                     | No effect   |
| Canada Warbler                | No                         | No               | No                        | No effect                     | No effect   |
| Golden-winged Warbler         | No                         | No               | No                        | No effect                     | No effect   |
| Peregrine Falcon              | No                         | No               | No                        | No effect                     | No effect   |

|                       |    |    |    |           |           |
|-----------------------|----|----|----|-----------|-----------|
| Pied-billed Grebe     | No | No | No | No effect | No effect |
| Prairie Warbler       | No | No | No | No effect | No effect |
| Red-headed Woodpecker | No | No | No | No effect | No effect |
| Short-eared Owl       | No | No | No | No effect | No effect |
| Wood Thrush           | No | No | No | No effect | No effect |

# Norstar - YMCA

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## *IPaC Trust Resource Report*

Generated September 08, 2015 07:38 AM MDT



US Fish &amp; Wildlife Service

# IPaC Trust Resource Report



## Project Description

## NAME

Norstar - YMCA

## PROJECT CODE

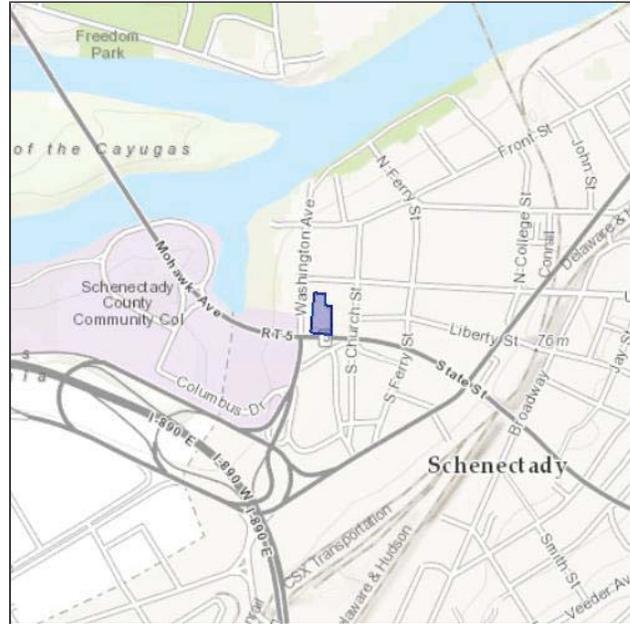
ZXATG-OQWTN-GWTEJ-TF6KN-6AXYQQ

## LOCATION

Schenectady County, New York

## DESCRIPTION

The Site (subject property) consists of one (1) parcel approximately 1.2 acres in size that is currently improved with one (1), four-story building with basement. A small area of landscaping is located to the front of the building and a small parking lot is located to the back of the building. The building is currently vacant and was previously used as a YMCA. The proposed project will redevelop the vacant building located at subject site into a mixed use, mixed income residence for seniors.



## U.S. Fish & Wildlife Contact Information

Species in this report are managed by:

### New York Ecological Services Field Office

3817 Luker Road

Cortland, NY 13045-9349

(607) 753-9334

## Endangered Species

Proposed, candidate, threatened, and endangered species that are managed by the [Endangered Species Program](#) and should be considered as part of an effect analysis for this project.

This unofficial species list is for informational purposes only and does not fulfill the requirements under [Section 7](#) of the Endangered Species Act, which states that Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action." This requirement applies to projects which are conducted, permitted or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can be obtained by returning to this project on the IPaC website and requesting an Official Species List from the regulatory documents section.

## Mammals

**Northern Long-eared Bat** *Myotis septentrionalis*

Threatened

### CRITICAL HABITAT

**No critical habitat** has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?sPCODE=A0JE>

## Critical Habitats

Potential effects to critical habitat(s) within the project area must be analyzed along with the endangered species themselves.

There is no critical habitat within this project area

# Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the Bald and Golden Eagle Protection Act.

Any activity which results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service (1). There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

You are responsible for complying with the appropriate regulations for the protection of birds as part of this project. This involves analyzing potential impacts and implementing appropriate conservation measures for all project activities.

|   |                                     |
|---|-------------------------------------|
| <p><b>American Bittern</b> <i>Botaurus lentiginosus</i><br/>           Season: Breeding<br/> <a href="https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0F3">https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0F3</a></p>          | <b>Bird of conservation concern</b> |
| <p><b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i><br/>           Year-round<br/> <a href="https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B008">https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B008</a></p>                   | <b>Bird of conservation concern</b> |
| <p><b>Black-billed Cuckoo</b> <i>Coccyzus erythrophthalmus</i><br/>           Season: Breeding<br/> <a href="https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0HI">https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0HI</a></p>   | <b>Bird of conservation concern</b> |
| <p><b>Black-crowned Night-heron</b> <i>Nycticorax nycticorax</i><br/>           Season: Breeding<br/> <a href="https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0EU">https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0EU</a></p> | <b>Bird of conservation concern</b> |
| <p><b>Blue-winged Warbler</b> <i>Vermivora pinus</i><br/>           Season: Breeding</p>  | <b>Bird of conservation concern</b> |
| <p><b>Canada Warbler</b> <i>Wilsonia canadensis</i><br/>           Season: Breeding</p>   | <b>Bird of conservation concern</b> |
| <p><b>Golden-winged Warbler</b> <i>Vermivora chrysoptera</i><br/>           Season: Breeding<br/> <a href="https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0G4">https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0G4</a></p>     | <b>Bird of conservation concern</b> |
| <p><b>Peregrine Falcon</b> <i>Falco peregrinus</i><br/>           Season: Breeding<br/> <a href="https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0FU">https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0FU</a></p>               | <b>Bird of conservation concern</b> |
| <p><b>Pied-billed Grebe</b> <i>Podilymbus podiceps</i><br/>           Season: Breeding</p>  | <b>Bird of conservation concern</b> |
| <p><b>Prairie Warbler</b> <i>Dendroica discolor</i><br/>           Season: Breeding</p>   | <b>Bird of conservation concern</b> |
| <p><b>Red-headed Woodpecker</b> <i>Melanerpes erythrocephalus</i><br/>           Season: Breeding</p>   | <b>Bird of conservation concern</b> |
| <p><b>Short-eared Owl</b> <i>Asio flammeus</i><br/>           Season: Wintering<br/> <a href="https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0HD">https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0HD</a></p>                  | <b>Bird of conservation concern</b> |

**Wood Thrush** *Hylocichla mustelina*  
Season: Breeding

**Bird of conservation concern**

## Refuges

Any activity proposed on [National Wildlife Refuge](#) lands must undergo a 'Compatibility Determination' conducted by the Refuge. If your project overlaps or otherwise impacts a Refuge, please contact that Refuge to discuss the authorization process.

There are no refuges within this project area

# Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes.

Project proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate [U.S. Army Corps of Engineers District](#).

## DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

## DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

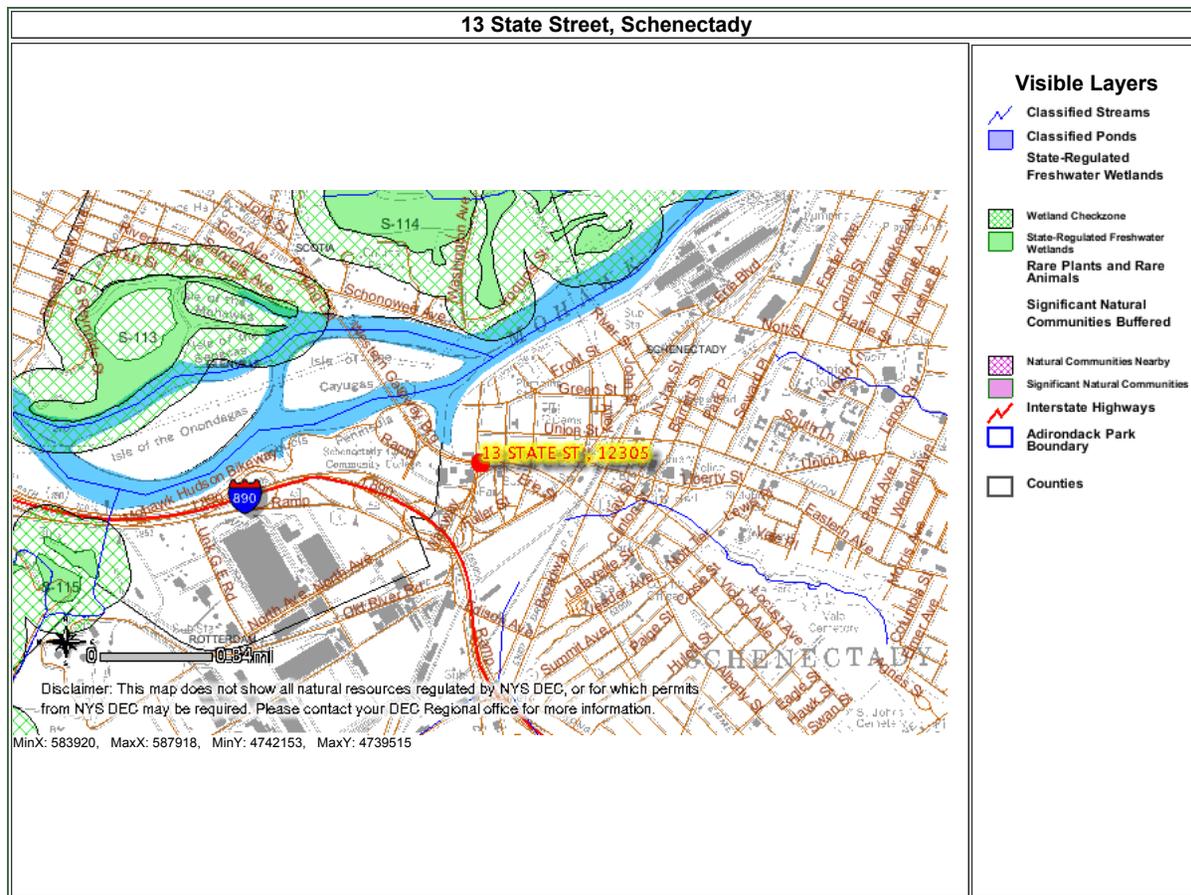
## DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

There are no wetlands identified in this project area

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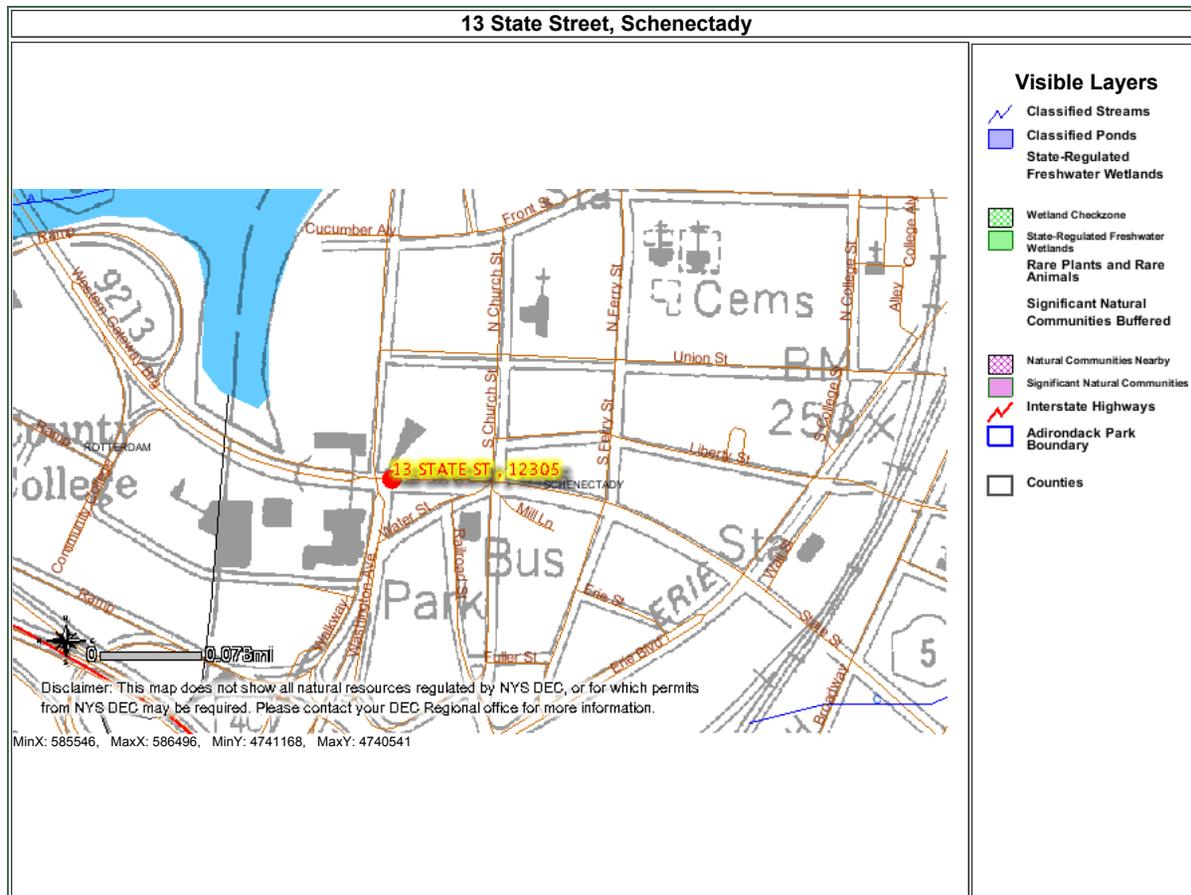
Please set your printer orientation to "Landscape".



Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

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Please set your printer orientation to "Landscape".



Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

## Appendix E – Thermal/Explosive Hazards

September 15, 2015

Norstar Development USA, L.P.  
733 Broadway  
Albany, New York 12207

Attn: Ms. Lori Harris  
Vice President

Re: Thermal Explosive Hazards Memo  
Former YMCA  
13 State Street  
Schenectady, New York 12305  
PSI Project Number 0836699

Dear Ms. Harris:

We are submitting this Thermal Explosive Hazards Memo per your request, summarizing the Thermal Explosive Hazards Survey performed on August 11, 2015 to satisfy the NYS Housing Trust Fund Corporation (HTFC) requirements outlined in the Environmental Review Follow-Up Letter dated June 8, 2015.

### **Project Summary**

The Thermal Explosive Hazards Survey (the survey) consisted of a walking reconnaissance of a 1,000 foot radius area from the subject property to identify the visible outdoor above-ground tanks which store flammable or explosive gasses. During the survey, homes and local businesses were observed from the Site and from public access areas. No outdoor above-ground tanks which would constitute a Thermal Explosive Hazards were observed during this walking portion of the survey.

Additionally the survey included a review of the New York State (NYSDEC) Petroleum Bulk Storage (PBS) database to identify outdoor above ground tanks that exceed 20,000 gallons within one (1) mile of the subject property. A review of the NYSDEC PBS database and a visual physical search from public access areas indicated no tanks exceeding 20,000 gallons are located within one (1) mile of the Site

PSI also observed the known area conditions adjacent to the subject property, which is located in an urban setting with numerous buildings, obstacles and/or hillsides that would act as a blast barrier.

### **Conclusions and Recommendations**

Based on our field observations and database findings, no tanks were observed that meet the identification criteria for Thermal Explosive Hazards within the 1,000 foot or

one (1) mile search radius. It is PSI's opinion that no tank specific information is required to be submitted to the HTFC.

### **Warranty**

The information provided in this report for the Thermal Explosive Hazards Memo, prepared by PSI under Project Number 0836699 is intended exclusively for Norstar Development USA, L.P., as they pertain to activities at 13 State Street, Schenectady, New York at the time and in the area where the activities were conducted. No unnamed third party shall have the right to rely on this report without the express written consent of PSI, as well as payment of the then current reliance letter fee. The professional services provided have been performed in accordance with practices generally accepted by other appropriate environmental professionals, geologists, hydrologists, hydrogeologists, engineers, and environmental scientists practicing in this field. No other warranty, either expressed or implied, is made.

PSI is not an insurer and makes no guarantee or warranty that the services supplied will avert or mitigate occurrences, or the consequences of occurrences, that the services are designed to prevent or ameliorate. This report is issued with the understanding that Norstar Development USA, L.P. is responsible for ensuring that the information contained in this report is brought to the attention of the appropriate regulatory agency, if any.

### **Use by Third Parties**

This report was prepared pursuant to the contract PSI has with Norstar Development USA, L.P. That contractual relationship included an exchange of information about the subject property that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than Norstar Development USA, L.P. for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Respectfully Submitted,  
**PROFESSIONAL SERVICE INDUSTRIES INC.**

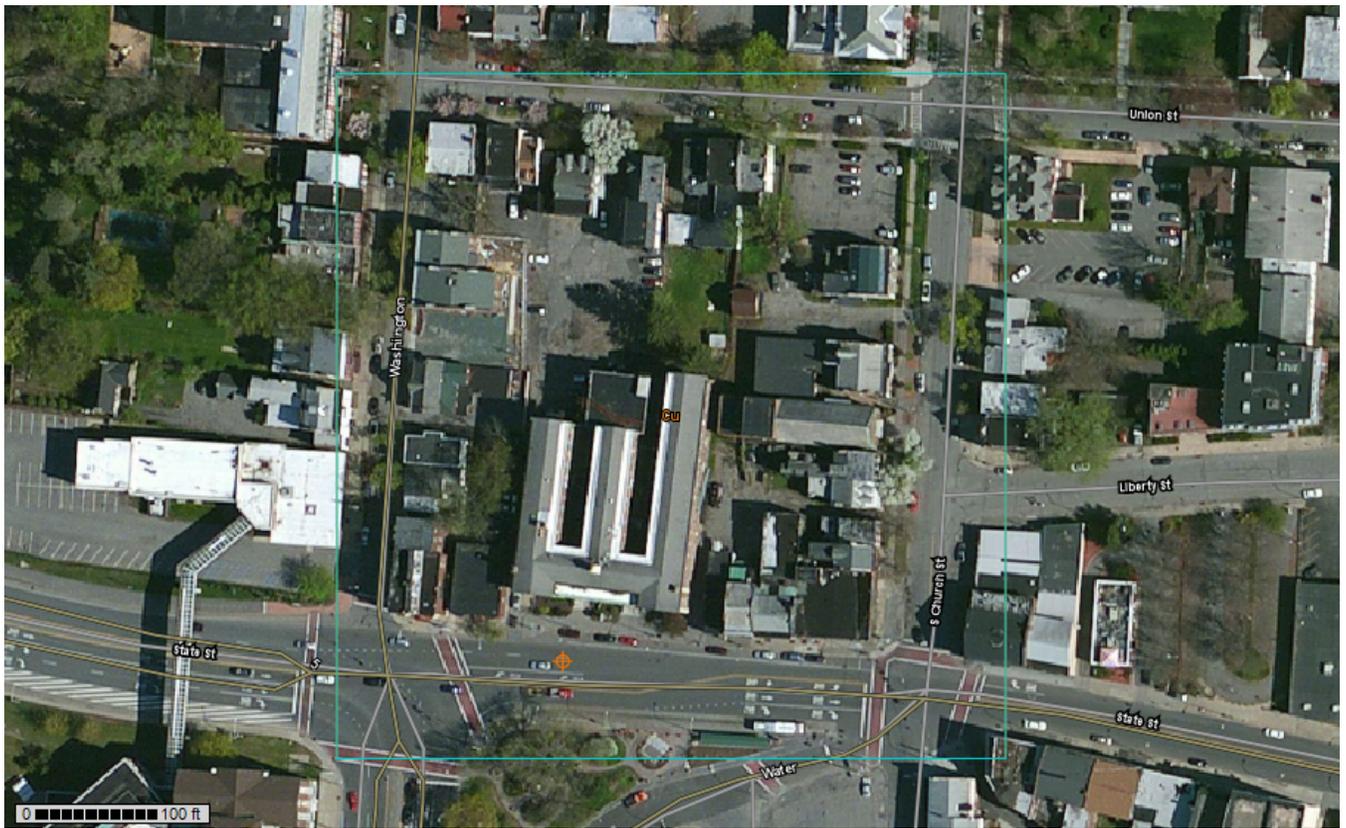


David Rotkowitz  
Staff Geologist



Steve Long  
Principal Consultant &  
Chief Engineer

## Appendix F - Soils



## Schenectady County, New York

### Cu—Cut and fill land

#### Map Unit Setting

*National map unit symbol:* 1vggp  
*Mean annual precipitation:* 38 to 44 inches  
*Mean annual air temperature:* 45 to 48 degrees F  
*Frost-free period:* 110 to 170 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Udorthents and similar soils:* 70 percent  
*Minor components:* 30 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Udorthents

##### Typical profile

*H1 - 0 to 4 inches:* gravelly loam  
*H2 - 4 to 70 inches:* very gravelly loam

##### Properties and qualities

*Slope:* 0 to 15 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Somewhat excessively drained  
*Capacity of the most limiting layer to transmit water (Ksat):*  
Moderately low to high (0.06 to 5.95 in/hr)  
*Depth to water table:* About 36 to 72 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 15 percent  
*Available water storage in profile:* Low (about 5.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7s  
*Hydrologic Soil Group:* A

#### Minor Components

##### Sun

*Percent of map unit:* 5 percent  
*Landform:* Depressions

##### Angola

*Percent of map unit:* 5 percent

##### Ilion

*Percent of map unit:* 5 percent  
*Landform:* Depressions

**Raynham**

*Percent of map unit: 5 percent*

**Hudson**

*Percent of map unit: 5 percent*

**Alton**

*Percent of map unit: 5 percent*

## **Data Source Information**

Soil Survey Area: Schenectady County, New York  
Survey Area Data: Version 13, Sep 24, 2015

## Appendix G - SHPO Correspondence

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION

AUG 10 2015

OCT 19 2015

NPS Project Number **32839**

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the information provided on this form and any other material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of the form will be provided to the Internal Revenue Service.

1. **Property Name** Young Men's Christian Association (YMCA)

Street 9-13 State Street

City Schenectady County Schenectady State NY Zip 12305-1705

Name of Historic District N/A

- Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_
- Located in a Registered Historic District; name of district \_\_\_\_\_
- Part 1 - Evaluation of Significance submitted? Date submitted 8-7-15 Date of certification \_\_\_\_\_

2. **Project Data**

Date of building 1926-28 Estimated rehabilitation costs (QRE) \$16,021,917

Number of buildings in project 1 Floor area before / after rehabilitation 91,937 / 97,383 sq ft *including basement*

Start date (estimated) January 2016 Use(s) before / after rehabilitation Vacant / residential/comm.

Completion date (estimated) January 2017 Number of housing units before / after rehabilitation 0 / 61

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 61

3. **Project Contact** (if different from applicant)

Name Patricia Altman Company PACA Preservation, LLC

Street PO Box 649 City Kinderhook State NY

Zip 12106-0649 Telephone (518) 821-2575 Email Address paltman@paca-preservation.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Lori Harris Signature *Lori Harris* Date 8-7-15

Applicant Entity Norstar Development USA, LP SSN \_\_\_\_\_ or TIN 75-2703932

Street 733 Broadway City Albany State NY

Zip 12207-2374 Telephone (518) 431-1051 Email Address lharris@norstarus.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete. **AS AMENDED**

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

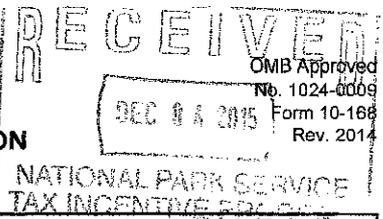
Date 12/17/15 National Park Service Authorized Signature *Antonio Aguilar* 202-354-2032

NPS conditions or comments attached



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
AMENDMENT / ADVISORY DETERMINATION



NPS Project Number  
32839

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name Young Men's Christian Association (YMCA)  
Property address 9-13 State Street, Schenectady, NY 12305

2. This form  includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that phase \_\_\_\_\_ of \_\_\_\_\_ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date \_\_\_\_\_  
Estimated rehabilitation costs of phase (QRE) \_\_\_\_\_

Summarize information here; continue on following page if necessary.

See attached. **REVISED 3RD & 4TH FLOOR PLANS**

3. Project Contact (if different from applicant)  
Name Patricia Altman Company PACA Preservation, LLC  
Street PO Box 677 City Kinderhook State NY  
Zip 12106-0677 Telephone (518) 821-2575 Email Address paltman@paca-preservation.com

4. Applicant  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
Name Lori Harris Signature [Signature] Date 12/01/2015  
Applicant Entity Norstar Development USA, LP SSN \_\_\_\_\_ or TIN 72-2703932  
Street 733 Broadway City Albany State NY  
Zip 12207-2374 Telephone (518) 431-1051 Email Address lharris@norstarus.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

Advisory Determinations:

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 12/17/15 National Park Service Authorized Signature [Signature] 202-354-2032

NPS conditions or comments attached

## CULTURAL RESOURCES ASSESSMENT

In order for the Agency to complete its statutory review obligation under the New York State Historic Preservation Act of 1980 (SHPA), it will be necessary for all loan and grant applicants to complete this Cultural Resources Assessment Form and return it for an impact determination to:

New York State Office of Parks, Recreation  
and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, P.O. Box 189  
Waterford, New York 12188-0189  
Attn: Mr. Jim Warren

Loan and grant applicants may telephone Jim Warren at (518) 237-8643 (Ext. 3283) for assistance in completing this form and, if necessary, to answer questions regarding other SHPA procedures for obtaining an impact determination letter from the Office of Parks, Recreation and Historic Preservation (OPRHP).

For further information regarding the Agency's SHPA review procedures, in general, or for assistance with specific project review information, please contact Len Sedney, Director of Environmental Services (Ext. 468).

A copy of all materials submitted to OPRHP must be submitted to the Agency's Environmental Services Unit at 641 Lexington Avenue, New York, New York 10022.

### SECTION A (To be completed by all applicants)

1. Project name: 13 State Street
2. Project Location: (include county) 13 State Street, Schenectady, NY 12305, Schenectady
3. Applicant/Project Sponsor Name Norstar Development USA, L.P.
4. Applicant's Address: 733 Broadway Albany, NY 12207
5. Applicant's Telephone: 518-431-1051
6. Applicant's Representative: Lori Harris
7. Check Funding Agency or (Agencies):
  - a. NYS HFA  Loan Amount \$ 3,236,457
  - NYS HFA  Grant Amount \$
  - b. NYS AHC  Grant Amount \$
  - c. Other State/Local/Federal Historic Credit Equity \$ 4,984,057  
Identify

### SECTION B (To be completed by applicants proposing new construction on a previously undeveloped site or the undeveloped portion of a partially developed site.)

1. Attach photographs (photocopies are not acceptable) of the entire site and environs. The photographs should be dated and indicate the view (e.g., view of the site from the north; view from the site looking east, etc.). Clearly demarcate the development parcel within the

boundaries of previously developed sites. Identify surrounding buildings and/or structures.

2. Attach a location map pinpointing site boundaries. The map must include a "north" indicator. A local or county street map (or appropriate portion of map) is usually the most detailed reference map.

**SECTION C** (Applicants with projects involving the demolition, renovation, restoration, or expansion of existing buildings must complete the attached OPRHP Building-Structure Inventory Form.)

**SECTION D** (To be completed by all applicants.)

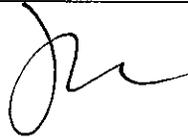
I certify that the information provided herein is true to the best of my knowledge.

Applicant/Project Sponsor Name Norstar Development USA, L.P.

Authorized Representative's Name Richard L. Higgins

Representative's Title President

Signature of Applicant's Representative



10-30-14

Date

**BUILDING STRUCTURE INVENTORY FORM  
NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479**

|                     |
|---------------------|
| FOR OFFICE USE ONLY |
| UNIQUE SITE NO.     |
| QUAD                |
| SERIES              |

YOUR NAME: Lori Harris DATE: 10/10/14

YOUR ADDRESS: 733 Broadway Albany, NY 12207 TELEPHONE: 518-431-1051

ORGANIZATION (if any): Norstar Development USA, L.P.

\* \* \* \* \*

**IDENTIFICATION**

1. BUILDING NAME(S): 13 State Street

2. COUNTY: Schenectady TOWN/CITY: Schenectady  
VILLAGE: \_\_\_\_\_

3. STREET LOCATION: 13 State Street Schenectady, NY 12207

4. OWNERSHIP:  a. public  b. private

5. PRESENT OWNER: Capital District YMCA ADDRESS: 465 New Karner Road Albany, NY 12205

6. USE: Original: YMCA Present: Vacant

7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road:  Yes  No  
Interior accessible: Explain  
\_\_\_\_\_

8. BUILDING MATERIAL:  a. clapboard  b. stone  c. brick  d. board and batten  
 e. cobblestone  f. shingles  g. stucco  other: masonry

BUILDING SYSTEM:  
 a. wood frame with interlocking joints  
 b. wood frame with light members  
 c. masonry load bearing walls  
 d. metal (explain)  
 e. other: \_\_\_\_\_

10. CONDITION:  a. excellent  b. good  c. fair  d. deteriorated

11. INTEGRITY: X. original site  b. moved  If so, when? : \_\_\_\_\_  
list major alterations and dates (if known) \_\_\_\_\_

12. PHOTO:

13. MAP:

14. THREATS TO BUILDING: a. none known X b. zoning  c. roads   
d. developers  e. deterioration   
f. other: \_\_\_\_\_

15. RELATED OUTBUILDINGS AND PROPERTY: a. barn  b. carriage house  c. garage   
d. privy  e. shed  f. greenhouse   
g. shop  h. garden   
i. landscape features: \_\_\_\_\_  
j. other: \_\_\_\_\_

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land  b. woodland  c. scattered buildings   
d. densely built-up  e. commercial X f. industrial   
g. residential  h. other: urban

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: (Indicate if building or structure is in an historic district) Yes, the building is located in a historic district.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known): Two story porch with monumental wood columns, entrance level grand lobby with ornamental wood detailing

#### SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1926

ARCHITECT: Unknown

BUILDER: Unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE: Eligible for the National Registry listing

21. SOURCES: State Historic Preservation Office

22. THEME: Neo-Classical



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**

NPS Project Number

**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

**1. Property Name** Young Men's Christian Association (YMCA)

Street 13 State Street

City Schenectady County Schenectady State NY Zip 12305

Name of Historic District NA

- National Register district     certified state or local district     potential district

**2. Nature of request** (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

**3. Project Contact** (if different from applicant)

Name Patricia Connolly Altman Company PACA Preservation, LLC  
Street P.O. Box 649 City Kinderhook State NY  
Zip 12106 Telephone 518-821-2575 Email Address paltman@paca-preservation.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name LORI Harris Signature Lori Harris Date 5-27-15  
Applicant Entity Norstar Development USA, LP SSN \_\_\_\_\_ or TIN 75-2703932  
Street 733 Broadway City Albany State NY  
Zip 12207 Telephone 518-431-1051 Email Address Lharris@norstarus.com

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
 does not contribute to the significance of the above-named district.

**Preliminary Determinations:**

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
 appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.  
 does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

- NPS comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**

Property name Young Men's Christian Association (YMCA) NPS Project Number \_\_\_\_\_  
Property address 9-13 State Street Schenectady Schenectady NY 12305-1705

**5. Description of physical appearance**

The Schenectady Young Men's Association (YMCA) Building is located at 9-13 State Street in the city of Schenectady, New York. Designed in a mix of early-twentieth century revival styles, the four-story-and-basement, 94,580-SF building is nearly rectangular in plan overall - with E-shaped upper floors - and comprises the original building, constructed in 1926-28, and a square, three-story rear addition completed in 1968. The entire structure is of masonry and steel construction with poured-concrete foundation, red-brick exterior walls, stone and cast-concrete detailing, and intersecting gable roofs. The stately façade features twin main entrances and is dominated by an elevated two-story veranda with substantial wood columns. Window openings are filled with a variety of wood double-hung units. The interior is arranged programmatically, with richly-paneled social spaces in the front half of the first floor, athletic facilities in the rear, and small dormitory rooms on the upper floors. The vacant property is in fair condition, suffering from lack of maintenance after extended heavy use housing a large population of disadvantaged men. Despite this, it retains a high degree of integrity. The exterior is nearly unchanged since original construction, and while some interior areas have been altered and there are replacement finishes throughout, the main programmatic spaces that were essential to carrying out the YMCA's mission are intact.

See attached.

Date(s) of building(s) 1926-28 Date(s) of alteration(s) 1968, 1992

Has building been moved?  no  yes, specify date \_\_\_\_\_

**6. Statement of significance**

The Schenectady Young Men's Christian Association (YMCA) Building is significant under Criterion A: SOCIAL HISTORY and Criterion C: ARCHITECTURE. Completed in 1928, the Schenectady YMCA is associated with the national YMCA movement that spread during the late-nineteenth and early-twentieth centuries with the mission to improve the spiritual, mental, social, and physical condition of young men. Locally, it is directly associated with the period of tremendous industrial and urban growth in Schenectady at this time. Starting in the second half of the nineteenth century, the city experienced a population boom, as workers and their families were attracted to training and jobs in the factories of ALCO, General Electric, and other important industries. With the support of progressive civic and corporate leaders, the local Association worked to provide the increasing numbers of boys and young men - many who were new to the city and far from home and family - with a wholesome environment and healthy leisure activities and to mold them into morally-upright citizens and employees. As an intact example of a purpose-built YMCA building from the 1920s, the Schenectady Young Men's Christian Association Building is also associated with the national YMCA's efforts during the early twentieth century to standardize its building practices by merging facility planning at the national level with local architectural expression. With an exterior designed by the New York City firm Helmle and Corbett, the building's interior plan fully embodies the Building Bureau's standardized arrangement of spaces - lobbies, social rooms, athletic facilities, a swimming pool, and dormitory rooms - devised to function efficiently and programmatically as a "manhood factory."

See attached.

**7. Photographs and maps.** Send photographs and map with application.

Young Men's Christian Association (YMCA)  
9-13 State Street, Schenectady, Schenectady County, NY

## **SITE**

The Schenectady YMCA is prominently located on the north side of State Street, the city's main urban thoroughfare, which extends from the Western Gateway Bridge over the Mohawk River east into downtown proper. Directly across State Street is Liberty Park, a small triangular-shaped public park that holds a miniature, replica Statue of Liberty. To the southwest is the 1925 Hotel Van Curler<sup>1</sup> (now Schenectady County Community College). The building is sited on an irregularly-shaped lot bounded by State Street to the south, adjacent properties to the west and east, and, to the north, the Stockade National Register Historic District, a dense neighborhood of seventeenth-, eighteenth-, and nineteenth-century buildings.<sup>2</sup> The most massive structure on this mixed-use (commercial and residential) block of State Street, the YMCA building nearly fills the south end of the lot, separated from the public sidewalk along State Street only by steps to its twin entrances and small landscaped areas. It is separated from the neighboring buildings to the west and east by narrow paved driveways. To the rear of the building is a paved surface parking lot.

## **EXTERIOR**

Four stories overall with a raised basement throughout, the original 1926-28 YMCA building is nearly rectangular in plan on the first and second stories. However, the upper stories are E-shaped with a main rectangular section parallel to State Street and three rectangular wings extending perpendicular to the rear – the east wing being longer than the other two. A three-story, square rear addition was constructed in 1968. Designed in a mix of early-twentieth century Federal and Georgian Revival styles, the building has a masonry foundation, red brick exterior walls with stone and cast-concrete details, and a variety of double-hung windows.

The main E-shaped intersecting-gable roof, originally standing-seam metal, is now covered with asphalt shingle. A square, louvered lantern topped with a gold-colored finial and weather vane is centered on the main gable. Brick chimneys serving first- and second-floor fireplaces are located in the southeast and southwest corners of the building. Lower flat roofs have built-up roofing with mechanicals and sections of fire escape located on them.

### Façade (South Elevation)

The façade features a center seven-bay, side-gable section flanked by three-bay front-gable wings. Basement level is a stone block foundation with stone water table. Here, window openings, originally with nine-light units, are now filled with glass block or are boarded over. The basement's seventh bay was altered in 1992 with the insertion of an opening filled with a flat metal door for a lift on the interior. Upper-story façade walls are red brick laid in Flemish bond. A stone band under the first-story windows runs the length of the façade. The façade has certain Georgian characteristics, such as stone quoins marking the corners of the wings and a dentilated, pressed-metal cornice with returns on the gable ends of the wings and along the main roof above the fourth story of the center section.

Reached from the public sidewalk by flights of five concrete steps with curved wrought-iron railings, two identical first-story entrances are situated in the second and sixth bays of the façade's center section. Each opening is framed with highly-ornamented stone masonry that features fluted pilasters with Corinthian capitals supporting a dentilated broken pediment with an urn and cornucopias. Non-original signage fills a board under each frieze. Stone quoins further visually emphasize each entrance. The two openings are filled with double-leaf multi-light (boarded over) wood doors with ten-light transoms. The rest of the central section's first story has window openings above stone sills and panels beneath, flat brick arches with stone keystones, and 9/9 wood windows. The story is topped with a stone band – incised "Young Men's Christian Association" – and a simple cornice.

At the second story, the center section features the façade's most prominent element, a recessed two-story veranda. Paneled wood columns support the veranda's shallow shed roof. Wrought-iron railings with a decorative central oval span the space between columns. Historic photographs show that the veranda roof originally had a Chinese Chippendale-style wood balustrade along its edge that was removed prior to 1952 and never replaced. The veranda's interior walls and ceiling are painted stucco, and the floor is covered with terracotta pavers. At the second story, seven bays of door openings filled with wood French doors give access to the veranda from the building interior. The third story has seven bays of 6/6 wood windows. Above the veranda roof, the fourth story of the façade's center section is recessed between the west and east front-gable wings and has seven bays of window openings with 6/6 units.

The west and east three-bay front-gable wings are nearly identical. On the first story, window openings are framed in stone

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<sup>1</sup> See: National Register of Historic Places, Hotel Van Curler, Schenectady, Schenectady County, New York, National Register # 85002277.

<sup>2</sup> See: National Register of Historic Places, Stockade Historic District, Schenectady, Schenectady County, New York, National Register #73001267 and #84002962 (boundary increase).

Young Men's Christian Association (YMCA)  
9-13 State Street, Schenectady, Schenectady County, NY

with keystones and visually supported by stone console brackets; the middle bay opening is further ornamented with a triangular pediment supported by a second set of brackets. The west wing has retained the original stone panels beneath each window, while on the east wing, openings were made between the consoles and filled with louvers in 1968. At the second and third stories of each wing, window openings have stone sills, brick flat arches with stone keystones, and affixed louvered metal shutters (some of which are missing). Window openings are 9/9 on the first story, 6/9 on the second, and 6/6 on the third. At the fourth story, the middle bay of each gable end has a tall arched-top window with a wrought-iron balconet flanked by quarter-round windows.

#### West Elevation

On the twelve-bay west elevation of the original 1926 building, the refined materials of the façade are continued in a one-bay return (twelfth bay): stone foundation and water table at basement level; red brick laid in Flemish bond; stone band below the first-story windows; and stone quoins. Here, the first-story window opening is framed in stone with keystone, consoles, and lower panel. Similarly, the upper stories of this first bay have window openings with stone stills and brick flat arches with stone keystones. However, the majority of the west elevation is utilitarian with a simple pressed-metal cornice; red brick laid in common bond; basement window openings filled with non-original glass block, brick, and/or louvers; and window openings with cast-concrete sills and soldier-course lintels.

The fenestration reflects the arrangement of the interior spaces. In the first five bays, there is a mismatch between the lower and upper two floors. Where the main gymnasium is located on the lower two stories, paired 6/6 wood windows are set into the brick wall in three two-story arched recesses with cast concrete sills, keystones, and brick-paneled spandrels. Where there are social and program rooms on the lower two stories of the remaining seven bays, openings are filled with single window units – 9/9 and the first story and 6/9 at the second. The exception is at the fifth bay. There, a double-leaf metal slab door on the first floor and window openings above are out of line with the rest of the fenestration owing to the egress stairwell on the interior. The third and fourth stories of the west elevation, housing the majority of the dormitory rooms, have smaller window openings filled with 6/6 units. Electrical conduit, security light fixtures and cameras, vents, and an exhaust fan have been installed along this elevation.

#### East Elevation

The eighteen-bay east elevation is much like the west, with a one-bay return continuing the characteristic materials and ornamentation of the façade, and the remainder of the elevation in red brick laid in common bond, with window openings above cast-concrete sills and below soldier-course lintels. Basement window openings are filled with non-original glass block, brick, and/or louvers, and electrical conduit, security/spot lighting fixtures and cameras, cables, vents and exhaust fans have been installed throughout.

Here again, the fenestration expresses the arrangement of the interior spaces. Social and programmatic areas, at the second through seventh bays, have first-story window openings filled with 9/9 units and second-story openings filled with 6/9. Alterations in this area date to 1968 when the men's social and billiards rooms were converted into the kitchen and dining areas. Rectangular openings were made in the masonry under many of the first-story windows to install louvers for the new heating units in the dining rooms; one first-story window opening was infilled with brick and a louver for to vent the kitchen; and, in the eighth bay, single-leaf metal slab doors were added at the first and second floors opening onto a steel loading/delivery dock at the first story and a covered steel fire escape on the second story. At the location of the Y's smaller, secondary gymnasium, the first and second stories of the ninth to fourteenth bays are treated identically to the west elevation with three two-story arched recesses. At the athletic courts in the fifteenth through eighteenth bays, there are no openings in the first or second stories.

As seen on the west elevation, there are typical 6/6 dormitory windows throughout the third and fourth stories.

#### North (Rear) Elevation & Addition

The rear elevation originally consisted of the three-bay rear gable ends of the west, center, and east wings, between which were lower, two-story sections; the gymnasiums filled much of the lower building. Today, a square, protruding, three-story addition built in 1968 obscures the lower stories of the center wing and portions of those two-story sections between the wings. Where visible, the rear elevations of the original wings are consistent with the east and west elevations: walls of red brick laid in common bond; window openings with cast concrete sills and soldier course headers filled with 6/6 wood units; window openings at basement level infilled with non-original glass block or vents; and a simple pressed-metal cornice with gable-end returns. On the east wing, the first and second stories have no openings, owing to the location of athletic courts, and the third and fourth have three bays of 6/6 dormitory windows. On the center wing, only the fourth story is exposed; it has two 6/6 dormitory windows flanking a single-leaf metal slab door that provides egress to a steel fire escape and access to the flat roofs. On the west wing, there are 6/6 windows at all levels (with the exception of the first story) that flank door openings filled with various types of units that provide egress to a four-story steel fire escape. The two-story section between the east and

Young Men's Christian Association (YMCA)  
9-13 State Street, Schenectady, Schenectady County, NY

center wings is inaccessible and obscured by ivy and trees. Although only a portion of the two-story section between the center and west wings was left exposed when the addition was built, it is evident that there had been two-story arched recesses in the brick for paired windows as on the side elevations.

Situated in the ell created by the extended east wing and the center wing, the three-story, flat-roofed addition was built in 1968 to house athletic courts and storage. It has an exposed poured concrete foundation, walls of red brick laid in running bond, and no extant window openings. The north and west elevations are heavily covered with ivy. A first floor door opening filled with a single-leaf metal slab door provides egress to the steel fire escape that also provides egress from the roof. It appears that a second-story window opening above it was filled with brick at some time.

#### Interior Elevations

The interior elevations of the E-shaped upper stories are the same as the side and rear elevations: walls of red brick laid in common bond and window openings with cast concrete sills and soldier course headers. Openings are generally filled with 6/6 wood units, but there are also a variety of later replacement windows and boarded-over openings. Electrical conduit, security lighting, cables, and vents are found throughout.

### **INTERIOR**

The Schenectady YMCA Building was designed as a very specific, purpose-built "manhood factory" (a term coined by Theodore Roosevelt), and it was an efficient multi-functional facility that supported the mission and carried out the programmatic goals of the organization that constructed it. The building was organized into functional zones dedicated to the various age groups it served and the various programs of the organization. Because the organization originally served both boys and men, separate entrances (boys' on the west and men's on the east) were created to lead into separate first-floor spaces intended to target the needs and interests of each age group appropriately. In addition, the front (south) portions of the first and second floors were designed primarily for the organization's social, spiritual, and educational programs while the rear (north) of the first and second floors, as well as the basement, were for the athletic/physical programs. The third and fourth floors were dormitory housing.

#### First Floor, West (Boys' Rooms)

The Boys' Rooms on the west side of the first floor are made up of three original interior spaces: the lobby, the older boys' social room, and younger boys' social room. Originally all three spaces were open to each other via wood-paneled arches. Glass and wood partitions inserted into those arches, in 1968, now close off the social rooms from the lobby; the two social rooms are still open to each other however. The rooms are accessed through the west entrance and a small vestibule, with marble steps leading through French doors to the lobby. It is separated from the men's lobby to the east by doors and a short corridor with a stair leading to the basement. The boy's lobby has wood-paneled arched openings, wainscoting, and substantial door trim throughout; original tile flooring with slate base; flat plaster walls; and non-original, suspended acoustical tile ceiling with fluorescent lighting. An L-shaped wood-paneled reception desk, which appears to be original, is built into the arches; behind it are a window and doors to offices in the core of the first floor.

The large L-shaped space to the west contains the older and young boys' social rooms. It was altered in 1968 when the wood-paneled arched openings to the lobby were filled with glass and wood partitions. The south portion of this space, originally the older boys' social room, features a brick fireplace with wood mantle, wood-paneled wainscoting and slate base, and two small closets in the front corners. To the north of it, through three arched openings, the younger boys' room has a stone-faced fireplace flanked by built-in wood benches and, in place of wainscoting, a simple piece of molding at mantle height. The two social rooms have always been open to each other. Both have substantial wood window trim but, otherwise, few finishes are original, including the carpeting, suspended acoustical tile ceiling, box fluorescent light fixtures, and ceiling fans.

North of the lobby reception desk, a stair leads down to the basement pool facilities and a corridor continues back to the main gymnasium. To the west are an egress stairwell and a space that was converted to a girls' locker room in 1968; to the east is a small toilet room.

#### First Floor, East (Men's Rooms)

The Men's Rooms on the east side of the first floor are made up of four original interior spaces: the lobby, the young men's social room (which is now partitioned into offices), the men's social room, and the billiards room. In 1968, the men's room and billiards room were remodeled into dining rooms, and a kitchen was added in an adjacent secondary space. Entering through the east entrance and vestibule, the men's lobby has the same finishes as the boys' lobby: wood-paneled arched openings, wainscoting, and substantial door trim throughout; original tile flooring with slate base; flat plaster walls and textured ceiling; and non-original lighting. The curved wood-paneled reception desk and paneled low partitions that enclose a portion of the lobby date to 1992. To the west, a straight stair with a simple wood balustrade leads up to the second floor; a door marked

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"Boys Division Office" leads to a corridor that separates the men's and boys' lobbies.

To the west of the vestibule, a pair of wide French doors, topped with a delicately-wrought fanlight, lead into what was originally a social room for young men (ages 18-25). Opposite this impressive entry, recessed shelving mirrors the entrance with the same molding and fanlight. This room has been divided and reconfigured as offices several times and now has a drywall partition dividing it into a narrow (one bay) front room with two doors opening into a larger room to the west. These rooms have been heavily altered and non-original finishes are found throughout. For instance, the wainscoting in the larger of the two rooms does not match the original style found throughout the first-floor programmatic spaces; the north wall appears to have been built out with a stud wall; the brick fireplace is missing its mantle; and the suspended ceiling cuts across the top of the fanlight.

To the east of the vestibule, the former men's social room, which originally mirrored the older boy's social room on the west side of the first floor, was adapted as a dining room in 1968 and further altered in 1992 to accommodate the lift providing access from the sidewalk on State Street. Today, the room is accessed through the arched opening from the vestibule, as the arched opening from the lobby was filled with glass and wood partition in 1968; an additional opening (from the former billiards rooms) with double doors on the north wall also dates to dining room conversion. In 1992, along with the lift, storage closets and an opening with double-leaf one-light entrance doors further reduced the space. Despite these changes, the original wood-paneled wainscoting and window trim survive, plus a brick fireplace with the same wood mantle as seen in the older boy's social room. However, many other finishes are not original, including carpeting, textured ceiling with modest crown mold, light fixtures, and replacement heating units installed in 1992.

The original billiards room, which mirrored the younger boy's room on the west, is north of the former men's social room. The original tile floor is exposed with original wood window trim and paneled wainscoting (here, taller than in other spaces), along with a non-original acoustic tile ceiling and light fixtures. Originally open to the lobby on the west through the three arched openings, the room was enclosed in 1968 with wood and glass partitions and has doors inserted in the northernmost arch. Four door openings, also made in 1968, lead into the kitchen to the north. It is unclear what that space was originally and how it was configured and finished, but today it is outfitted as a commercial kitchen, with equipment, counters, sinks, and tile throughout. These spaces are heavily water damaged.

North of the reception desk in the lobby, a stair leads down to the basement pool facilities, and a corridor continues back to the main gymnasium. To the west is a small vestibule for the elevator, installed in 1968, that serves all floors of the building; to the east is a kitchen storage room.

#### First-floor Offices

A suite of former administrative offices is located between the east and west lobbies, in the core of the building and accessible from both sides. This area is entirely utilitarian in character and was reconfigured in 1968 and 1992 into small rooms with a variety of non-original finishes and fixtures.

#### Athletic Facilities

The north half of the building, below the residential third and fourth floors, houses the YMCA's athletic facilities: the main gymnasium, secondary gymnasium, athletic courts, and swimming pool. Recent water infiltration has severely damaged acoustical ceiling tile, plaster ceilings and walls, and hardwood floors throughout the gymnasiums and athletic courts.

When the building was constructed, the YMCA boasted that the 2-story, 50' x 80', main gymnasium in the west rear of the building did not have columns or radiators to get in the way of activities. Today, the gymnasium remains an unobstructed open space with the original (but severely-damaged) hardwood floor and tawny wall tile, plus non-original acoustical tile ceiling and utility pendant and flush-mount light fixtures. Accessed by a stair in the southeast corner of the space, with a wood handrail and metal balustrade, an oval steel-framed running track with metal-pipe railing rings the perimeter of the room at the second floor level. The room gains natural light through 6/6 windows in openings on the south, west, and north elevations. Paler beige tile marks window openings on the north wall that were filled when the 1968 rear addition was constructed; at the same time, two first-floor door openings were added to the same wall to provide access to new storage rooms in the addition.

A smaller gymnasium is located to the east of the main gym through a double-width door opening. This 2-story, 40' x 68' room also has a severely damaged hardwood floor, tawny wall tile, acoustic tile ceiling, utility pendant light fixtures, and paired 6/6 windows in openings on the east wall. Here, pale beige tile on the south wall marks the location of a former opening from the men's lobby. The same mismatched tile covers much of the west wall from floor to ceiling, suggesting that the two gyms were originally more open to each other than they are now.

Athletic courts, originally intended for squash and handball, are located north of the gymnasiums in the rear of the building,

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with the 1968 addition on the west and the original set of courts on the east. The courts are greater than one story in height, so upper and lower courts span more than three floors, with interstitial levels providing for player access and spectator areas. At the first floor, low-ceilinged viewing areas look down on three of the four courts accessed by players from the basement level. There are also storage rooms on this interstitial level that are accessible from the main gymnasium. Entrances to the four upper courts and a small toilet room are located on the level above; viewing areas are above that. A stair with wood handrails and metal balustrades serves all levels in the rear of the building.

A decommissioned rectangular concrete swimming pool is the central feature of the YMCA basement. By 1927, a pool was a standard YMCA feature; in this case, the perimeter of the pool is ornamented with floor mosaic, with decorative tile insets around the walls and tiled seating area, all in various shades of tan and brown. The rest of the basement is utilitarian in character. Locker, shower, and toilet rooms serve the pool facility. The original bowling alleys and snack bar have been removed. Other spaces may have been originally used as lecture and club rooms. There are also mechanical rooms and a shop at basement level.

### Second Floor

The arrangement of the second floor dates largely to the 1992 alterations. According to accounts from the building's opening, the second floor originally featured an auditorium, smaller rooms for classes or clubs, a reading room, kitchen for catering small events, and only 16 dormitory rooms. Today, it contains about 35 dormitory rooms organized around the perimeter of the building and two large rectangular light wells located to the rear of the main section of the building and between the west and center wings and the center and east wings. Although rooms vary somewhat in size, the typical room is approximately 8' x 13' in size, with a small closet, single window, and cast-iron radiator. Corner rooms have two windows and can be larger. Seven dormitory rooms have wood French doors opening out onto the veranda. Finishes in the rooms and common areas are typically 9" x 9" asbestos tile flooring; a variety of basic base and window trim; plaster or gypsum stud walls; wood paneled or slab doors in metal frames; and fluorescent lighting. Plumbing, cable, wiring, and conduit are exposed throughout.

In the center of the second floor is the main, straight stair from the first floor lobby with a communicating stair for upper floors; in addition, there is a small lobby for the building elevator just to the north. An egress stair is on the west and egress to an exterior fire escape is located on the east. The corridor system that exists is winding but essentially shaped like a 6. Three corridors for the wings run off a main west-east corridor; the center and east wings are also connected via a second narrow hall running perpendicularly between them.

Communal spaces include two non-original kitchens and two non-original ceramic-tiled toilet/shower rooms located on the light wells, and two altered common spaces with brick fireplaces with wood mantles, located in the southwest and southeast corners of this floor. Permit drawings show that, prior to 1992, there had been larger square rooms in these corners of the floor, each with a fireplace flanked by two windows on the side (west or east) elevation and three windows looking out on State Street. During renovation, the walls enclosing each of these rooms were removed and three dormitory rooms were inserted in each space, leaving the fireplace in a reduced common area. Also in 1992, a large, rectangular room originally looking out on the veranda -- with entrances flanking the lobby stair and three pairs of French doors opening to the veranda -- was partitioned into three dormitory rooms and a section of corridor. Finally, the landing for the lobby stair -- previously open to an east-west corridor and the bisecting corridor of the center wing -- was enclosed, and the entire east-west corridor shifted to be double-loaded in order to accommodate more small dormitory rooms carved out of the previously larger spaces.

### Third and Fourth Floors

The nearly identical third and fourth floors have an E-shape, with double-loaded corridors lined with 82 dormitory rooms each and two non-original communal toilet/shower rooms per floor. Unlike the second floor, the third and fourth floors appear to have retained their original layout. These floors are reached by the central stairwell and elevator, with an egress stair in the west wing, and egress to exterior fire escapes from the ends of the west and central wings. The utilitarian character and non-original finishes of the dormitory and common areas are the same as found on the second floor. Rooms again vary in size, but are typically 8' x 13', with a small closet, single window and cast-iron radiator. Corner rooms have an additional window and can be larger. Some of the larger rooms appear to have been used most recently as offices rather than dormitory rooms.

## 6. Statement of Significance (cont'd)

### CRITERION A: SOCIAL HISTORY

#### The Young Men's Christian Association Movement

The Young Men's Christian Association (YMCA) was founded in 1844 by George Williams (1821-1905), an English store clerk. As Williams himself had done, young men from rural areas were flocking into London – a booming center of industry and commerce – in search of employment. Filled with unhealthy influences and harmful physical, social and spiritual conditions, the city presented a bleak urban environment to these men working long hours for little wages far from their homes. Williams joined with other clerks to establish the Young Men's Christian Association as a refuge promoting Christian values, Bible study, and prayer.<sup>3</sup>

The idea spread quickly to other cities in Great Britain and beyond and, in less than a decade, the Young Men's Christian Association became an international movement. The first group in the United States was established in 1851 when Captain Thomas Valentine Sullivan (1800-1859), a seaman and missionary inspired by the work of the Association in London, formed an Association in Boston as a "home away from home" for sailors.<sup>4</sup> Modeled directly on London, the Boston Association stated its constitutional mission as being "the improvement of the spiritual and mental condition of young men."<sup>5</sup> Boston would, in turn, serve as the model for subsequent U.S. Associations, at least in the short term.

Young Men's Christian Associations proliferated across the United States following economic trends and patterns of development throughout the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. They typically met in rented spaces or church facilities until just after the Civil War when the New York, Chicago, and San Francisco Associations all constructed impressive buildings designed specifically to serve their functional needs and objectives. The New York Association caused controversy in the more conservative parts of the country with the addition of a physical component to its mission – "The improvement of the spiritual, mental, social and physical condition of young men" – which justified the inclusion of gymnasium and other athletic facilities in its new building.<sup>6</sup> Ultimately, this four-fold mission would be adopted throughout the country and the YMCA today is best known for its athletic facilities and activities.

Construction picked up in earnest during the 1880s in Eastern and Midwestern cities and expanded to cities in the Western U.S. by the turn of the 20<sup>th</sup> century. In the years between the Civil War and World War I, Associations constructed over a thousand buildings across the country. Most urban communities had a YMCA building by the start of the Depression.<sup>7</sup>

This period in the United States was marked by great corporate expansion and a shift from agrarian to industrial society. It was also a time of progressive reform. Fueled by the desire to make American society better and safer, progressives took on the problems associated with industrialization and urbanization and aimed to improve working and living conditions in cities across the country. A common concern was the increase in leisure time resulting from the decrease in standard working hours. More specifically, at issue was *how* boys and young men – often new to city life and living far from home and family – would spend this extra leisure time. To combat such unwholesome influences of the urban environment as drinking, crime, and prostitution, efforts were made to provide healthy spaces and recreational activities that promoted good Christian morals and citizenship.

The issue of leisure time and the need to foster positive moral character and citizenship would be discussed at length at the 1928 dedication ceremony of the Schenectady YMCA. Delivering the primary address, Dr. George B. Cutten, president of Colgate University, stated, "What a person does with his leisure time, particularly the young men, constitutes without a doubt the greatest threat of the present age. Any young man would just as soon be good as bad if we only give him the opportunity." He continued:

Working conditions are different now than they were a few years ago. There is a tendency to give a person more leisure time. We must find new and improved ways for wasting time ... In many places the five-day working week is no longer a prophecy but a reality ... The eight hours a man works and the eight hours he sleeps do not cause us any concerns. During those hours his time is occupied, it is the eight hours of his

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<sup>3</sup> "YMCA in the United States," The YMCA of the USA, accessed online 6 July 2015 (<http://www.ymca.net/history>).

<sup>4</sup> "Young Men's Christian Association of Greater Boston Records," Northeastern University/University Libraries Archives and Special Collections Finding Aids, accessed online 6 July 2015 (<http://www.library.neu.edu/archives/collect/findaids/m13find.htm>).

<sup>5</sup> Richard Cary Morse, *History of the North American Young Men's Christian Associations* (New York: Association Press, 1913), 15.

<sup>6</sup> Morse, 76.

<sup>7</sup> Paula Lupkin, *Manhood Factories: YMCA Architecture and the Making of Modern Urban Culture* (Minneapolis, MN: University of Minnesota Press, 2009), xv-xvi.

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leisure time that constitutes the problem. He must have some form of reaction [sic] and recreation during that eight hours of leisure time and it is that period in which he will do either good or evil.<sup>8</sup>

The Young Men's Christian Association was part of the larger progressive movement intended to address the needs of a rapidly changing society. Hailed as "manhood factories" by Theodore Roosevelt, Association buildings were designed, as explained by architectural historian Paula Lupkin, "to mass-produce properly socialized, practically educated, and morally upright young men for the modern age."<sup>9</sup>

#### Schenectady Young Men's Christian Association Early Years

In 1858, the Young Men's Christian Association of Schenectady was initially founded with the mission "to promote Evangelical Religion among the young men of this city and vicinity," as was stated at the Association's second organizational meeting.<sup>10</sup> Establishing the Association in a fully functioning facility, however, was not realized for more than a half century. Over those difficult decades, it met in various rented facilities and inadequate locations and disbanded and reorganized several times.

Under the leadership of former Union College professor John Newman, the Association spent its first years in second-floor rooms in the Clute Building at 202 State Street, the city's main commercial thoroughfare. Providing only a lecture and prayer service, the group abandoned its work in 1863, at the start of the Civil War. Four years later, owing to the renewed interest of a group of civic-minded men, the Association was reorganized under a constitution and a charter and opened a reading room and library in Van Horne's Hall at 151 State Street. In the early 1870s, it purchased a lot at the corner of State and Ferry Street and undertook a campaign to raise funds for a new building. Board members, lead by President Nicholas Cain, each contributed between \$1000 and \$3000, and construction began on an ornate Second Empire building (no longer extant) in 1873. Funds ran out, however, leaving the Association \$19,000 in debt, stalling the project, and halting the organization's work until 1877. In that year, local churches came together to complete four furnished rooms for the Association on the second floor of the building, including a reading room, library, and refreshments room.<sup>11</sup>

The Association moved again in 1921, to 13 State Street, the location of the large residence of attorney James A. Goodrich, who had been the Association's president from 1898 to 1902. Although the largest of the group's facilities to date, the house proved inadequate for its needs from the start.<sup>12</sup> Plans to improve the property quickly gave way to a successful building campaign that ultimately would raise the funds needed to construct the present YMCA building on the Goodrich site.

#### Schenectady Industrialization and Urbanization

The YMCA in Schenectady gathered the resources to construct its building during a time when the city was booming as an important industrial center; the community was home to advancements in engineering and technology and in the application of research to the manufacturing and marketing of innovative modern products. At the height of its industrial prowess, Schenectady was known as "the city that lights and hauls the world."

The opening of the Erie Canal in 1825 and the spread of rail lines in the area in the early 19<sup>th</sup> century connected Schenectady to a wide reaching transportation network that made it an attractive location for manufacturing and commerce. The city flourished in the mid- to late-19<sup>th</sup> century with the growth of its two most prominent businesses: the American Locomotive Company (ALCO) and the General Electric Company (GE).

ALCO was established as the Schenectady Locomotive Works in 1848 and, through mergers with seven other builders, became the world's largest locomotive manufacturer by 1901. Sometime later, in 1886, famed inventor Thomas Alva Edison chose the city for the new home of the Edison Machine Works. Emerging as GE by the start of the 20<sup>th</sup> century, the company developed large-scale electrical distribution systems and diversified to become involved with all things related to electrifying the world. By the early 20<sup>th</sup> century, it had become a global concern that would employ thousands of Schenectady citizens for generations. The local economy reached its peak immediately after World War II when ALCO had 15,000 employees and GE employed nearly 40,000 workers.<sup>13</sup>

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<sup>8</sup> "Dr. Cutten Praises New 'Y' in His Speech at Its Dedication," *Schenectady Gazette*, 30 January 1928.

<sup>9</sup> Lupkin, xvi.

<sup>10</sup> "Young Men's Christian Association," *Schenectady Reflector*, 2 July 1858. Found in: YMCA Binder, Poulin Collection, Schenectady County Historical Society.

<sup>11</sup> George Rogers Howell and John H. Munsell, *History, County of Schenectady, NY, From 1662 to 1886* (San Antonio: W.W. Munsell & Co., 1886), 114-115.

<sup>12</sup> "Local YMCA is Making Its Centennial Year," *Schenectady Gazette*, 9 January 1958.

<sup>13</sup> Bill Buell, *History of Schenectady County: A Bicentennial History* (San Antonio, TX: Historical Publishing Network, 2009), 50.

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The population of Schenectady swelled as workers and their families were drawn by industrial jobs with these and other employers. The number of residents grew from approximately 4,000 in 1820 to over 31,000 in 1900. By the time the YMCA building opened in 1928, the city's population nearly exceeded 95,000. Among those attracted to the city were great numbers of immigrants, unskilled laborers, and blue-collar workers, as well as young men recruited to train or work in the plants. The population increased; commercial and residential development spread throughout the city; and the character of the urban environment changed – some felt not for the better.

In the progressive, early decades of the 20<sup>th</sup> century, Schenectady saw an era of civic betterment funded primarily by General Electric and the American Locomotive Company.<sup>14</sup> Among their welfare concerns, civic and business leaders saw a need to cultivate young men – from boyhood to manhood – as morally upright citizens and employees. The Young Men's Christian Association of Schenectady was committed to this cause, and its new building at 13 State Street was designed to embody that commitment and be the factory that produced these men. At the dedication, the building was touted as “evidence of Schenectady's faith, spirit and liberality to develop helpful and useful manhood.”<sup>15</sup>

#### Schenectady YMCA Programs and Facilities

President of the local Association, Mills Ten Eyck, wrote that the services provided in the new building would start with the boy “... guiding him in his leisure hours, directing his energies in clean, wholesome sports and building strong Christian character.”<sup>16</sup> H.F. Shepperd, the Association's director of boys' work, furthered this thought, that in order to “provide adequately for the social, physical, moral and recreational needs of the youth of a growing city”, the YMCA would:

... help boys develop well rounded Christian character as a basis for a high type of citizenship. To accomplish this end it purposes [sic] to help them build up their bodies, improve their minds, cultivate the spiritual side of their lives and emphasize a spirit of helpfulness and service toward others.<sup>17</sup>

Membership was open to boys “of good character over nine years of age.” This included both boys who called Schenectady home and boys who were in the city temporarily because of their fathers' or their own employment. They were grouped by age: juniors, 9-11; intermediates, 12-14; and boys ages 15-17 who were either in high school or employed. With their own social rooms, separate from the men, they could participate in organized programs or enjoy supervised free time activities. Educational and spiritual programs, undertaken in cooperation with schools and churches, included field trips, vocational training, service opportunities, and Christian citizenship and leadership training. Meeting rooms were available for hobby groups and clubs. “Wholesome recreation,” such as health and physical education classes, sports leagues, and clubs, was offered in the gymnasium, swimming pool, and athletic courts.<sup>18</sup>

Building on its “boys work,” the Association also focused on improving conditions for young men in order to “develop and train [them] for the business of life.”<sup>19</sup> Membership included those for whom Schenectady was home and those who were living in the city temporarily. The hope was that “... in the building some of these young men might find a home and all of them, if they chose, might find facilities for spending their leisure time in ways that would be profitable and helpful.”<sup>20</sup>

As it did for the boys, the Association saw its building as both a wholesome environment for the men as well as a functional “factory” for molding them physically, mentally, socially, and spiritually. Social rooms – one for younger men aged 18-25, another for older men – provided games, reading materials, and other diversions. In the lobby, small auditoriums, club rooms, and classrooms, the education department offered Bible study classes, discussion groups, vocational training, mentorships, and special programs such as conferences and speakers. The physical department utilized all of the athletic facilities to build character through play, as it was thought that “[h]ealth building through games and exercise is growing to be a more and more important factor in the business and industrial world today.”<sup>21</sup>

In addition to its regular member programs, the Association rented dormitory rooms to men who needed short-term living quarters during training or apprenticeships or while seeking work in Schenectady. As building plans were taking shape in early 1926, the *Schenectady Gazette* editorialized on the pressing housing need: “It is planned that the new Y will serve as a home

<sup>14</sup> Julia Kirk Blackwelder, *Electric City: General Electric in Schenectady* (College Station, TX: Texas A&M University Press, 2014), 205.

<sup>15</sup> “Dr. Cutten Praises New ‘Y’ in His Speech at Its Dedication,” *Schenectady Gazette*, 30 January 1928.

<sup>16</sup> Mills Ten Eyck, “‘Y’ Stands at Gateway to City; Its Doors Open to All Residents,” *Schenectady Gazette*, 30 January 1928.

<sup>17</sup> H.F. Shepperd, “Boys’ Work Director of ‘Y’ Tells Needs New Building Will Meet,” *Schenectady Gazette*, 30 January 1928.

<sup>18</sup> Shepperd.

<sup>19</sup> Ten Eyck.

<sup>20</sup> E.E. Camp, “Y.M.C.A. To Be Real Home to Over Two Hundred Young Men,” *Schenectady Gazette*, 30 January 1928.

<sup>21</sup> Camp.

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for many of the young men who come to this city to obtain experience in the industrial plants here. It is incumbent on the community to see that these young men have good rooms and clean surroundings."<sup>22</sup>

#### Association with General Electric

Although the Schenectady YMCA enjoyed the support of many industrial, commercial and civic leaders in the city – approximately 7,200 citizens contributed to the capital campaign – there was a particularly close connection to General Electric (GE). According to the plaque recognizing contributions of \$5,000 or more to the building fund, seven of the eleven biggest donors were associated with GE:

- The General Electric Company itself, which made a substantial donation – \$92,000,<sup>23</sup> likely the lead gift – and encouraged executives and managers to provide volunteer leadership to the organization.
- Charles A. Coffin (1844-1926), the first President of GE when it was formed in 1892 until 1912 and then served as Chairman from 1913 to 1922.
- E.W. Rice, Jr. (1862-1935), Coffin's successor at GE, who served as President and Chief Engineer from 1913 to 1922.
- Francis C. Pratt, Vice President for Manufacturing and Engineering at GE.
- Charles E. Patterson, Vice President for Accounting at GE.
- Samuel Insull (1859-1938) who had risen from Thomas Edison's personal secretary to Second Vice President of GE. (After being passed over as president, he moved to Chicago in 1892 to head Chicago Edison Company and is credited with the invention of the modern power grid.)<sup>24</sup>
- The Maqua Printing Company which had started as a division within GE but spun off from the company in 1907 to become a wholly owned subsidiary, provided printing and distribution services to GE and others in the electrical industry.<sup>25</sup>

Other major donors included: American Locomotive Company, which made the second largest contribution; H.S. Barney Company department store, located on State Street just two blocks east of the YMCA building, which was founded in 1858 and quickly became the city's largest and most important commercial establishment;<sup>26</sup> Willis T. Hanson, a prominent business leader in the city and head of a pharmaceutical company located at 195 State Street; and James A. Goodrich, Schenectady native, attorney, and former President of the Association, who owned the property on which the new YMCA building would be built. Another interesting contributor was Henry Herman Westinghouse, the son of George Westinghouse, Sr. (who invented a revolutionary threshing machine and established a farm machine works on the Erie Canal in 1856) and the brother of George Westinghouse, Jr. (famed inventor of the air brake among many other patents, who moved his company to Pittsburgh in 1896). Herman himself invented the high-speed steam engine upon which he founded Westinghouse Machine, a GE competitor. When his brother died in 1916, Herman also took over Westinghouse Air Brake Company.<sup>27</sup> Although located in Pittsburgh during this time, Herman had been raised in a rowhouse that had been across the street from the YMCA site.<sup>28</sup>

To keep up with expansion and diversification, GE was constantly bringing in new, young white-collar trainees, expanding its ranks of blue-collar and unskilled workers, and moving its most promising employees up the ranks. In line with the YMCA's mission to mold boys and young men into upright citizens, GE aimed to cultivate its new hires and stressed the importance of the "rounded development of American young men."<sup>29</sup> The company's training programs, run in-house at the Schenectady plant, instilled company loyalty in employees at every level and promoted healthful recreational activity and wholesome social pursuits.

GE saw its apprenticeship system as a passage from boyhood to manhood. The program was designed to identify school-age boys, recent high school graduates, and low-level factory workers who demonstrated ability and discipline and to transform them into craftsmen or other sorts of skilled workers. At the same time, it aimed to pull these workers into the corporate culture in order to reinforce company loyalty and to retain them as employees.<sup>30</sup>

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<sup>22</sup> "Houseclosing Party Held at Y.M.C.A.; New Home, Colonial Type," *Schenectady Gazette*, 23 March 1926.

<sup>23</sup> Bill Buell, "Schenectady YMCA's Quirky Quarters," *Daily Gazette*, 31 January 2010.

<sup>24</sup> See: John F. Wasik, *The Merchant of Power: Sam Insull, Thomas Edison, and the Creation of the Modern Metropolis* (NY: Palgrave Macmillan, 2006).

<sup>25</sup> See: "Do You Know Maqua? Printing Concern Here \$6,000,000 Business," *Schenectady Gazette*, 9 October 1962. "Maqua Appoints New Manufacturing Chief, 4 New Managers," *Schenectady Gazette*, 5 September 1968.

<sup>26</sup> See: National Register of Historic Places, H.S. Barney Building, Schenectady, Schenectady County, New York, National Register #84002965.

<sup>27</sup> Buell, *History of Schenectady County*, 48.

<sup>28</sup> Susan Rosenthal, *Schenectady* (Charleston, SC: Arcadia Publishing, 2000), 38.

<sup>29</sup> Blackwelder, 47.

<sup>30</sup> Blackwelder, 119-125.

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GE also ran a required Test Program for recent college graduates who had been recruited by the company for engineering positions. This grueling, two-year training program introduced these young "Test Men" to all aspects of the company, teaching them the myriad corporate procedures, requiring them to do physical labor, and giving them hands-on experience with consumer products in development. More than just a technical course, it created strong bonds among the engineers – merging work and life – and reinforced the bond between the engineers and the company. In socializing these new employees, the company promoted healthy living, athletic and recreational activity, appropriate social interaction, and stable family life, while closely supervising the young men's behavior.<sup>31</sup>

The Association's goals dovetailed with GE corporate culture. When the new YMCA building opened, it was not only proximate to, but in view of, the GE plant. In addition to its large donation for the construction of the YMCA building, GE supported the Association with smaller annual contributions and advertised the YMCA's recreational facilities, educational programs, social services, and inexpensive dormitory rooms to its workers.<sup>32</sup>

### **CRITERION C: ARCHITECTURE**

#### Schenectady YMCA Building

The construction of the Schenectady YMCA Building was part of a local building boom – and a nationwide effort to expand YMCA resources – fueled by the robust economy of the 1920s. In addition, the Schenectady building exemplifies the post-1920 model developed and propagated by the National YMCA's Building Bureau. This model utilized spatial planning by the Building Bureau (based on standardized functions and programmatic division of spaces) inserted into an aesthetically advanced building envelope designed by local architects. The Bureau's goal was to create a modern YMCA facility for the central city.

The project shifted from fundraising to design in 1925 when Neil McMillan, founder and chief architect of the Building Bureau, visited Schenectady that June to study the site on State Street; he submitted preliminary reports to the local Association, which subsequently contracted with the Bureau in November to move ahead with the project. At the beginning of 1926, the Bureau presented local Association officials with two plans. The one that was recommended was a six-story building with an elevator. The other option presented was a four-story building, without an elevator, that required the purchase of additional land. The Association chose the four-story plan, believing an elevator to be dangerous and expensive. It also deemed the athletic facilities insufficient and requested that the building be extended to include two handball courts and two squash courts; this explains why the east wing is longer than the west and center wings. Although the Association estimated that the building as designed would cost \$50,000 more than the nearly \$645,000 funds available, it unanimously agreed to construct this larger building stating that it "would render a greater service to the various groups of young men in the City and would net a sufficiently larger return in membership."<sup>33</sup> With a building plan in place, the Association contracted with the New York City architecture firm of Helmle & Corbett in March of 1926 to execute the exterior of the building

The Bureau also provided specifications for furnishings and equipment, as it did for all new YMCA buildings. By the end of 1927, the building was largely completed. Furniture had been installed; Association staff had moved into offices; and dormitory rooms were open for occupancy. When the building was dedicated on the 29<sup>th</sup> of January, the pool was full, bowling alleys ready for use, and gymnasium equipment installed.<sup>34</sup>

A contemporary account of the YMCA Building indicates that the National YMCA's goal to provide a home-like environment had been realized. The interior organization followed the standard Building Bureau drawings from this period, showing a programmatic arrangement of social rooms, athletic facilities, and typical dormitory room sizes. The front half of the first floor was designed for social and leisure activity, with separate entrances and spaces for men and boys. Through the men's entrance, the large lobby opened to social rooms – one for younger men aged 18 to 25, and another for men over 25 – both of which featured working fireplaces, were furnished with easy chairs, sofas and reading tables, and were well-stocked with reading materials and games. A billiards room, with four pool tables, was also available. The YMCA offered similar amenities on the boys' side, with social rooms for younger and older boys.<sup>35</sup> The rear of the building housed the athletic facilities, including the large main gymnasium, a smaller gym, and handball and squash courts. The basement featured

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<sup>31</sup> Blackwelder, 97-105

<sup>32</sup> Blackwelder, 203-204.

<sup>33</sup> Letter from William Dalton, Chairman of the Building Committee, to The Contributors to the Building Fund, 15 October 1926. YMCA Binder, Poulin Collection, Schenectady County Historical Society.

<sup>34</sup> "YMCA Building Schedule" two-page summary. YMCA Binder, Poulin Collection, Schenectady County Historical Society.

<sup>35</sup> "New YMCA Building Result of Careful Research & Planning," *Schenectady Gazette*, 30 January 1928.

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the tiled swimming pool with locker and shower rooms, as well as bowling alleys and a snack bar.<sup>36</sup> The second floor originally had additional programmatic rooms, including a small auditorium, club/reading rooms with fireplaces, and a kitchen, and only sixteen dormitory rooms. The third and fourth floors were reserved for the majority of dormitory rooms.

In the first month of operation, membership totaled 1,650 and 165 of the rooms had been rented. President of the Schenectady Association, Mills Ten Eyck, praised the architects for departing from the "stereotype institutional style" in favor of a design that gives "an impression of beauty and strength by its simple dignity and correct proportions" and creates "an atmosphere of good, wholesome comradeship."<sup>37</sup>

YMCA Building Bureau (from National Register of Historic Places #14000379)<sup>38</sup>

Before 1915, the YMCA International Committee had allowed local branches to contract the design of facilities to architects of their own choosing, with little planning oversight. YMCA employee Erskine Uhl began collecting exemplary local branch designs for publication in *Association Men*, and published several in the 1900s.<sup>39</sup> Uhl's work demonstrated an evolution from the Victorian YMCA buildings, which seemed like gymnastic clubhouses, to service facilities that were more like hotels or fraternal club buildings.<sup>40</sup> This shift showed that YMCA building programs had grown more complicated, and required a more demanding standard to ensure the quality of the YMCA brand.<sup>41</sup>

Led by architect Neil McMillan, the national YMCA Building Bureau opened in 1915 initially to create standards and offer technical assistance to local organizations trying to develop new YMCA facilities. McMillan was not pleased with either the efforts of general practice architects in planning new YMCA buildings or with specialist architects in design.<sup>42</sup> McMillan endeavored to create standards to which local buildings would be designed that would be inclusive of plan, design, materials and sanitation. McMillan's leadership transformed the Building Bureau into a full-service internal design firm that could coordinate the dozens of YMCA building projects around the country so that there was a consistent, branded YMCA building type.<sup>43</sup>

McMillan was also concerned with the "cold, institutional character" of YMCA buildings, which he felt thwarted efforts to promote the desirability of the social setting inside.<sup>44</sup> In place of sterile interiors he promoted the idea of the "homelike" space – well-furnished, tastefully-decorated spaces conducive to conversation, educational meetings, recreational activities like billiards and other activities that would keep men away from the abundant iniquities that the YMCA sought to combat.<sup>45</sup> McMillan led the Building Bureau to push national standards of decorating to foster better interiors. Even color selection was part of the program; McMillan wrote in 1919 that "in consultation with an experienced decorator the colors and tones for all the parts should be selected so that the window hangings, pictures, furniture and floor coverings all blend into a harmonious whole."<sup>46</sup>

McMillan's vision for the Building Bureau essentially cut against emergent modernism in his insistence on the division of the functional and aesthetic programs of YMCA buildings. Still, his drive to establishing central planning to lower cost and create uniform quality mirrored the contemporary architectural practices of religious denominations and even some corporations. McMillan saw the inside of the YMCA as precisely-organized, functionally-driven "factory" in plan and the outside as an art work, and rather than integrate the two created a mechanism to keep each separate and responsive to different considerations. This approach gained support within the international YMCA structure quickly.

In its first phase, the Building Bureau served as a consulting entity, while in its second phase after 1917, it became a paid architectural advisory service. After 1919, however, McMillan found support to convert the Building Bureau into a complete design service for local YMCAs.

<sup>36</sup> "New YMCA Building Result of Careful Research & Planning."

<sup>37</sup> Ten Eyck.

<sup>38</sup> Building Bureau description is taken verbatim from: National Register of Historic Places, Downtown YMCA Building, St. Louis (independent city), Missouri, National Register #14000379. Michael R. Allen, Director, Preservation Research Office (primary author), with Laura G. Jablonski, Intern.

<sup>39</sup> Lupkin, 160.

<sup>40</sup> Lupkin, 135.

<sup>41</sup> Lupkin, 160

<sup>42</sup> Lupkin, 160.

<sup>43</sup> Lupkin, 160-161,

<sup>44</sup> Neil McMillan, "The Friendly Building," *Physical Training* 17.5 (March 1920) 213.

<sup>45</sup> McMillan, 214.

<sup>46</sup> McMillan, 216.

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McMillan introduced a new structure in 1920 that minimized the role of the outside architect and gave more authority to efficiency planners and engineers within his Bureau.<sup>47</sup> The Bureau had control over selection of site, recommendations on architect selection, the building program, specifications, interior design (supervised by a Furnishings Service) and the architect's contract. The local architect would handle working drawings, interior plan (within constraints), construction supervision and exterior design.<sup>48</sup>

After World War I, the YMCA rejected its earlier "factory"-style approach to facilities, seeking instead to build facilities that possessed a cultural atmosphere promoting art and individualism. The Building Bureau's drive toward a standardized approach to design contrasted with a new concern for the aesthetics of the buildings, especially their interiors. Building Bureau employee Sherman Dean wrote that the YMCA architectural agenda was "turning from prohibitory mandate to the silent, subtle, preaching of atmosphere, surroundings and example."<sup>49</sup> The relationship between the Building Bureau and YMCA organizational philosophy became very close. Architectural historian Paula Lupkin notes that the Building Bureau gained considerable importance within the national YMCA cultural: "[b]y the early 1920s, the Building Bureau had a strong impact on both the structure of the organization and its philosophy."<sup>50</sup>

By the 1920s, McMillan's Building Bureau standards for new buildings were obvious:

- Modern, fireproof construction in masonry;
- Exterior design contracted to local architects, whose artistic freedom was encouraged;
- Interior design either supplied or directed by Building Bureau architects;
- Interiors arranged around a formal hotel-like lobby, with social, dining and meeting spaces on separate floors from athletic facilities and sleeping rooms;
- Abandonment of the older YMCA "panopticon" arrangement where the manager's desk provided views into all recreational and athletic facilities on a first floor, in favor of functions segregated on different levels;
- Interiors furnished and decorated artistically, with a "home like" effect emphasizing comfort;
- Separate entrances for men and boys monitored by a common front desk or counter.<sup>51</sup>

Despite aggressive centralization of planning and assumption of program elements previously left to local architects, the Bureau made it clear that it was not trying to usurp or restrain architects working for the YMCA. A Bureau article stated that the Bureau "desires rather to provide a co-operating source of accumulated and authoritative knowledge, upon which the architect can draw his own immediate benefit, and ultimately to that of the organization and its membership."<sup>52</sup> Still, the Bureau ruffled the feathers of the profession. In addition to reducing the architect's authority, the Bureau took two percent of the building costs as its fee, reducing the architect's standard fee from six to four percent.

#### Helmle & Corbett, Architects

Although the Building Bureau planned and arranged the interior of the Schenectady YMCA Building, the local Association hired prominent New York City architectural firm Helmle & Corbett to design its exterior. The circumstances leading to that decision are unknown. The commission is a curious one, given that Corbett was one of the greatest advocates for the skyscraper and Modern buildings that eschewed borrowing from past styles. Corbett is quoted as describing modernism in architecture as a "freeing of the shackles of style that for years have forced architects to erect duplicates of Grecian temples for bank buildings, regardless of modern requirements for light, air, and utility."<sup>53</sup> Yet, the Schenectady YMCA heavily borrows from Georgian Revival and Neo-Classical styles.

*Frank J. Helmle (from National Parks Service, Historic American Buildings Survey, VA-1431)*<sup>54</sup>

The firm's senior partner, Frank J. Helmle (1869-1939), was born in Marietta, Ohio in 1869. He moved to New York for his architectural training, studying at Cooper Union and the School of Fine Arts of the Brooklyn Museum. In 1890, he joined the

<sup>47</sup> Lupkin, 165.

<sup>48</sup> Lupkin, 165.

<sup>49</sup> Sherman Dean, "The Advancing Wave of Color," *Association Men* 54.1 (January 1929): 216.

<sup>50</sup> Lupkin, 167.

<sup>51</sup> Lupkin, 169-174

<sup>52</sup> Charles C. May, "A Post-War Construction Program: The Building Bureau of the International Committee of the YMCA," *Architectural Record* 45 (March and April 1919), 223.

<sup>53</sup> "Harvey Corbett, Architect, Dead," *New York Times* 22 August 1954: 29

<sup>54</sup> Biographies of Helmle and Corbett are taken verbatim from: Historic American Building Survey, George Washington Masonic National Memorial, Alexandria (independent city), Virginia, HABS #VA-1431.

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firm of McKim, Mead & White and stayed for a year before opening his own office.<sup>55</sup> Prior to entering into a partnership with Harvey Wiley Corbett in 1912, he had created a firm with Ulrich Huberty and designed several bank buildings in Brooklyn. The firm also designed the Italian Renaissance Revival Boathouse (1905) and the Tennis House (1910) in Prospect Park, Brooklyn.<sup>56</sup> Helmle's versatility as a designer extended to designs for modern, fireproof, multistory buildings having simplified decoration. For example, in 1910 he designed the Bien Building, a loft located on Thirty-Eighth Street on Manhattan.<sup>57</sup>

In 1912, Helmle partnered with Harvey Wiley Corbett and the firm took on larger projects both in the United States and abroad. In 1916, the firm designed the functionally innovative Bush Tower on 42<sup>nd</sup> Street in Midtown Manhattan, New York for the owners of Brooklyn's vast Bush Terminal. Three years later, Irving T. Bush hired Helmle & Corbett to design a trade center, known as Bush House, in London. Helmle & Corbett was asked to propose a design for the George Washington Masonic National Memorial in 1921. While designed by Corbett, the building showed Helmle's influence through its fireproof reinforced concrete structure.

In his final years at the firm, Helmle worked on the Henry Stambaugh Memorial Auditorium in Youngstown, Ohio (1926) and the Horace Bushnell Memorial Auditorium in Hartford, Connecticut (1929-30; now the Bushnell Center for Performing Arts). He retired in 1928 and took up amateur golfing. He died on July 15, 1939.<sup>58</sup>

*Harvey Wiley Corbett (from National Parks Service, Historic American Buildings Survey, VA-1431)*

Harvey Wiley Corbett (1873-1954), the son of physicians Elizabeth Wiley Corbett and Samuel James Corbett, was born in San Francisco, California in 1873. He attended the University of California-Berkeley and, in 1895, graduated with a degree in engineering. Corbett entered the École des Beaux-Arts in Paris in 1896 where he studied under Jean-Louis Pascal and immersed himself in a design process based on mastery of past architectural styles. In 1900, he received his diploma from the École and was awarded medals for ability in architecture, mathematics, modeling, and freehand drawing. In the same year, Corbett designed and oversaw the construction of the administration building for the Compagnie des Tramways Électriques in Geneva, Switzerland. Following travels in France, Italy, and England, Corbett returned to the United States and worked as a draftsman for Cass Gilbert through 1903.<sup>59</sup>

In 1903, Corbett formed a partnership in New York with F. Livingston Pell during which he made his presence known as a designer. The first two major commissions received by Corbett & Pell were the Maryland Institute (College of Art) in Baltimore, Maryland (1905-08) and the Springfield (Massachusetts) Municipal Group (1908-13); both commissions were winning entries in architectural competitions.<sup>60</sup> The Municipal Group, which paired neoclassical temple fronted buildings with a tall Italian Renaissance tower, reflected Corbett's background in Beaux-Arts design and planning.

While working on these two projects, the firm also entered another competition sponsored by the Brooklyn Masonic Guild. The competition required the architects to design a Masonic Temple for a site at the corner of Clermont and Lafayette Avenues in Brooklyn to house local Masonic lodges and York Rite bodies including the Knights Templar. Fourteen New York area firms entered the competition, and Pell & Corbett, in association with Lord & Hewlett, won the commission.<sup>61</sup> They created a 100'-square building, utilizing neoclassical elements and polychrome terracotta in an inventive manner. The creativeness of the design brought national attention to the building and its architects.

After this period of early, notable commissions, Corbett ended his partnership with Pell and entered one in 1912 with Frank J. Helmle, which would last until Helmle's retirement in 1928. During their partnership, Corbett's architectural expression further developed and blossomed. He did not work in any one particular stylistic mode as none dominated in the United States in the early-twentieth century. As with many of his contemporaries, he also thought deeply about modernism in American architecture and shared these insights, not just through his designs, but through lecturing and writing as well. By the time of his partnership with Helmle, he was already teaching design at the New York School of Applied Design for Women and at Columbia University's School of Architecture. His approach to modern architecture focused on the potential of the skyscraper,

<sup>55</sup> "F.J. Helmle Dead: Retired Architect," *New York Times* 16 July 1939: 32.

<sup>56</sup> Francis Morrone, *An Architectural Guidebook to Brooklyn* (Layton, UT: Gibbs Smith Publishing, 2001), 416.

<sup>57</sup> "Thirty-Eighth Street Loft," *New York Times* 6 November 1910, Sec. RE: 1.

<sup>58</sup> "F.J. Helmle Dead: Retired Architect," *New York Times* 16 July 1939: 32.

<sup>59</sup> Corbett's biography developed from: "Resume of Harvey Wiley Corbett, Associate Architect for Brooklyn College," City University of New York-Brooklyn College, accessed online, 6 August 2010 (<http://dspace.nitl.org/bitstream/handle/10090/9277/>), and Carol Willis, "Corbett, Harvey Wiley," *Macmillan Encyclopedia of Architects*, vol.1, ed. Adolf K. Placzek (New York: Collier Macmillan Publishers, 1982), 451.

<sup>60</sup> Willis, 451.

<sup>61</sup> William D. Moore, *Masonic Temples: Freemasonry, Ritual Architecture, and Masculine Archetypes* (Knoxville, TN: University of Tennessee Press, 2006), 134.

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but also incorporated elements of zoning and accommodated various modes of transportation, automobiles, airplanes, and even zeppelins.

In time, Corbett became known, in particular, as the architect-champion of the skyscraper. Helmlé & Corbett received a number of commissions for multistoried commercial buildings. In 1916, the firm was hired to design the thirty-story Bush Tower for a site on 42<sup>nd</sup> Street in Midtown Manhattan for the owners of Brooklyn's vast Bush Terminal. This building debuted Corbett as an influential skyscraper designer and theorist. From this point onward, Helmlé & Corbett designed many skyscrapers and multistoried structures in America and abroad.<sup>62</sup> Corbett also started to write articles emphasizing the modern needs of industrialized America. For Corbett, the potential of steel construction did not just allow taller buildings, but ones that also emphasized verticality. It was his opinion that the vertical was "more attractive than the horizontal," and America was "a new country, unhampered by tradition, free to move in almost any direction dictated by commerce or social innovations;" based on these ideas, Corbett saw skyscrapers as the logical American architectural expression.<sup>63</sup>

Corbett whole heartedly supported New York's 1916 zoning law, which called for skyscrapers with set-backs to allow for more light at street level; the building silhouette would become an iconic image of the 1920s. In August 1923, he wrote an article for *Pencil Points*, an architectural drafting periodical, that explained how the zoning legislation required architects to be more creative with their designs to suit both the regulations and the demands of the owner. He saw the legislation as a call for American ingenuity and his own designs provided a viable model for application. Corbett's writings, coupled with Hugh Ferriss's illustrations, helped to quell the controversy over skyscraper designs by advocating set-back skyscrapers as the way of the future.

After Helmlé's retirement in 1928, Corbett was associated with various architects on two notable skyscraper developments. He and D. Everett Waid designed the Metropolitan Life Insurance Company North Building in 1928 on a site immediately adjacent to the insurance company's iconic Met Life Tower (1909; National Historic Landmark, 1978), which was the tallest building in the world until 1913. As planned, the North Building would rise 100 stories and reclaim the record, but the Great Depression intervened and only the base of thirty stories was ever completed. Corbett was also senior partner in a firm with Wallace K. Harrison and William MacMurray, which lasted until 1935 when Harrison departed.<sup>64</sup> Corbett, Harrison & MacMurray was one of three architectural firms initially involved in the development of Rockefeller Center (National Historic Landmark, 1987).

Given Corbett's interest in modern American architecture, it is not surprising that he became involved in two World's Fairs having a particular emphasis on technology. He was the chairman of the Architectural Commission for Chicago's "A Century of Progress International Exposition (1933-34) and also chaired the Advisory Committee of Architects, which formulated the theme for the New York World's Fair (1939-40). Corbett's fascination with projects having a massive scale extended to several large civic projects. He and Charles B. Meyers provided the design for Manhattan's Criminal Courts Building (1938-41). After World War II, Corbett was the chief architect for the design and construction of Amsterdam Houses (1947-48), thirteen apartment buildings intended to provide up-to-date accommodation for low-income citizens and, notably, was one of New York's pioneering integrated public housing initiatives.<sup>65</sup>

Corbett was active in New York's architecture scene through his death on April 21, 1954. He was an accomplished practitioner and was recognized during his lifetime with numerous honors and awards. Just a month before his death, Corbett received one from the New York Chapter of the American Institute of Architects.

#### Schenectady YMCA Later Alterations

In 1968, the Association constructed an addition at the rear of the building to provide another four athletic courts and storage for the gymnasium. At the same time, it also removed the basement bowling alleys in favor of an activity room for teenagers; renovated the kitchen and dining room in what had originally been the billiards room; added a girls' locker room adjacent to the main gym; infilled the arched openings in both lobbies; reconfigured the first-floor administrative offices; and finally installed the elevator that had been thought to be too expensive and dangerous when the building was constructed. By this time, the young men's social room had already been partitioned for additional offices. With 8,000 members, including women and girls, the Association was serving the Boy Scouts, 800 boys enrolled in a Buddy Club, and various social, civic, and church

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<sup>62</sup> Willis, 451.

<sup>63</sup> Harvey Wiley Corbett, "New Heights in American Architecture," *Yale Review* 17 (July 1928): 691-92. The vision of America as a "new country" had been established for over a century, but was still current. Corbett, who had spent four years in Europe studying architecture, felt that American architecture was young and, therefore, unrestricted by tradition.

<sup>64</sup> Corbett remained senior partner in a firm with MacMurray. In 1941, the firm's name was changed from "Corbett & MacMurray" to "Harvey Wiley Corbett Associates." Willis, 451.

<sup>65</sup> "Harvey Corbett, Architect, Dead," *New York Times* 22 August 1954: 29.

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organizations. In addition, it was providing lodging for 180-200 occupants each day.<sup>66</sup>

The Association made additional upgrades to the building in 1992. On the first floor, it installed a lift for access from the front sidewalk; replaced the reception desk and created a seating area in the men's lobby (now the residents' entrance); and again modified office spaces. On the second floor, it extensively altered the layout, inserting dormitory rooms into the former reading/club rooms and auditorium; expanding the toilet/shower rooms and kitchens; and reconfiguring the corridor layout. Although membership had grown to over 25,000 and there remained a focus on programs for families, the Association was clearly making room for more residents.

In 2010, the Association built a new fitness facility in central downtown Schenectady and shifted all of its membership activities and services to that new facility. It continued to use the old building to house a large population of disadvantaged men until late 2014 when it moved the over 150 residents to the rehabilitated Micanite Works Building on Broadway.<sup>67</sup> The Schenectady YMCA Building has been vacant since then.

## **CONCLUSION**

The nearly intact Schenectady YMCA Building typifies the design brand promulgated by the national organization's Building Bureau beginning in 1913, when it aggressively began to institute programmatic-driven "association architecture." The building's unaltered basement pool, formal first-floor social rooms, gym, athletic courts, and dormitories – the common elements of all YMCA architecture -- convey a strong sense of place, as does the building's original setting among nineteenth century buildings and a contemporary, neo-Classical former hotel (Hotel Van Curler, 1925, National Register, 1985, now Schenectady County Community College).

The exterior of the building was designed by Helmle and Corbett, a preeminent New York City firm. The programmatic spaces reflect the YMCA's early mission to impart Christian-based, middle-class values to men and boys by using athletics, educational and religious programs, and safe housing as springboards. The YMCA particularly catered to new GE engineers and apprentices, as well as other young men engaged in all forms of industrial work. It long catered as well to the needs of boys.

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<sup>66</sup> "YMCA Making first Big Change Since '28" *Schenectady Gazette*, 12 January 1968.

<sup>67</sup> See: National Register of Historic Places, Mica Insulator Company, Schenectady, Schenectady County, New York, National Register #11001007.

**7. Photographs**

All by PACA Preservation, LLC, 6/2015

1. Exterior: View of façade (south elevation), looking north
2. Exterior: View of west elevation, looking southeast
3. Exterior: View of north elevation & addition, looking southeast
4. Exterior: View of east elevation, looking southwest
5. Interior: View of former boys' lobby, 1<sup>st</sup> floor west, looking north
6. Interior: View of former boys' social rooms, 1<sup>st</sup> floor west, looking northwest
7. Interior: View of former men's lobby, 1<sup>st</sup> floor east, looking west
8. Interior: View of former men's social room, 1<sup>st</sup> floor east, looking southeast
9. Interior: View of main gymnasium, 1<sup>st</sup> floor, looking northwest
10. Interior: View of swimming pool, basement, looking northwest
11. Interior: View of corridor, 2<sup>nd</sup> floor, looking southeast
12. Interior: View of corridor, 3<sup>rd</sup> floor, looking north
13. Interior: View of typical dormitory room
14. Interior: View of 2<sup>nd</sup> floor dormitory room

Photo keys

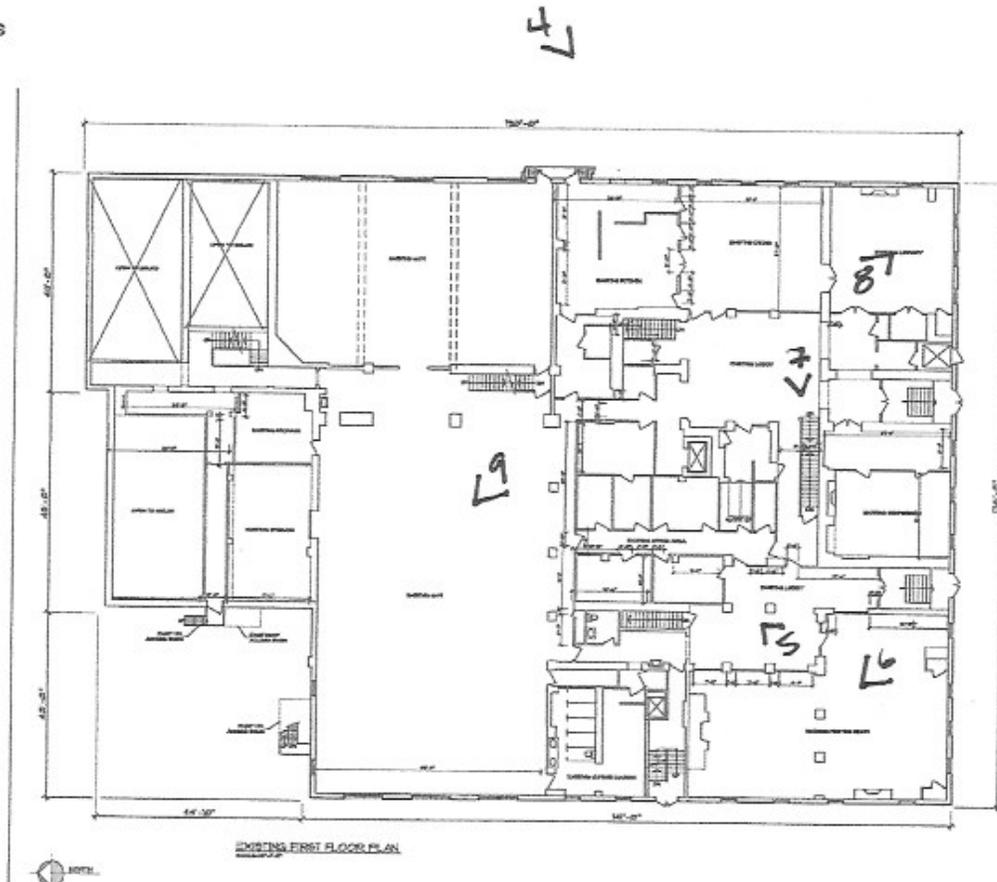
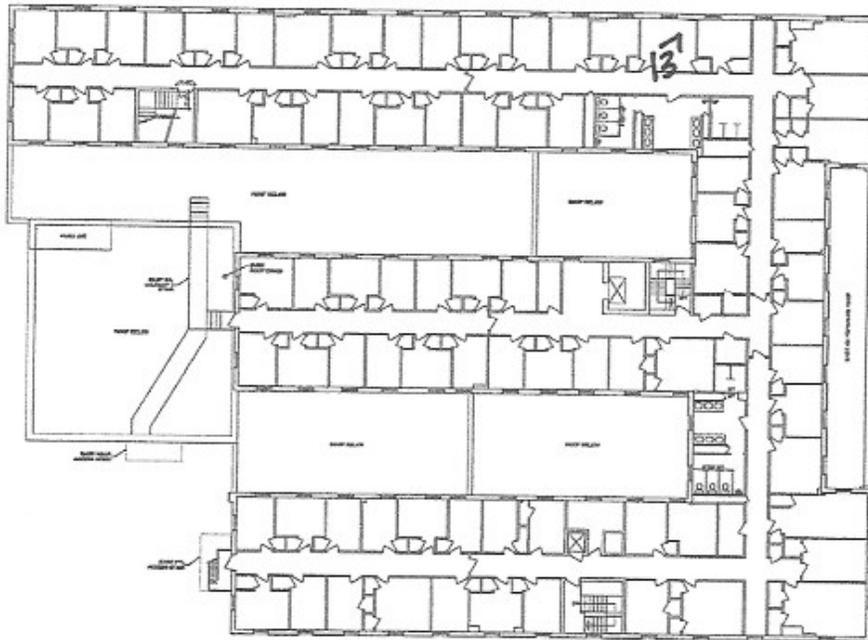




Photo keys (cont'd)

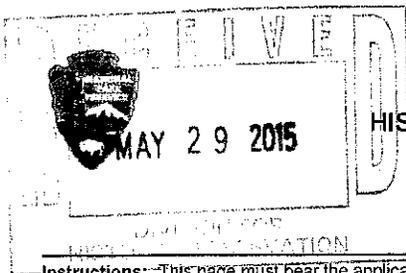


EXISTING THIRD FLOOR PLAN



EXISTING FOURTH FLOOR PLAN





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Project Number 32839

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Young Men's Christian Association (YMCA)

Street 13 State Street

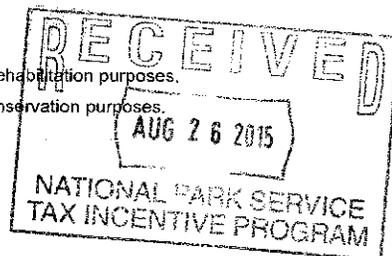
City Schenectady County Schenectady State NY Zip 12305

Name of Historic District NA

- National Register district  certified state or local district  potential district

2. Nature of request (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.



3. Project Contact (if different from applicant)

Name Patricia Connolly Altman Company PACA Preservation, LLC  
Street P.O. Box 649 City Kinderhook State NY  
Zip 12106 Telephone 518-821-2575 Email Address paltman@paca-preservation.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name LORI Harris Signature Lori Harris Date 5-27-15  
Applicant Entity Norstar Development USA, LP SSN \_\_\_\_\_ or TIN 75-2703932  
Street 733 Broadway City Albany State NY  
Zip 12207 Telephone 518-431-1051 Email Address Lharris@norstarus.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
 does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
 appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.  
 does not appear to qualify as a certified historic structure.

Date 9/29/15 National Park Service Authorized Signature Karon Post

NPS comments attached



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

**1. Property Name** Young Men's Christian Association (YMCA)

Street 9-13 State Street

City Schenectady County Schenectady State NY Zip 12305-1705

Name of Historic District N/A

Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

Located in a Registered Historic District; name of district \_\_\_\_\_

Part 1 – Evaluation of Significance submitted? Date submitted 8-7-15 Date of certification \_\_\_\_\_

**2. Project Data**

Date of building 1926-28 Estimated rehabilitation costs (QRE) \$16,021,917

Number of buildings in project 1 Floor area before / after rehabilitation 91,937 / 97,383 sq ft *including basement*

Start date (estimated) January 2016 Use(s) before / after rehabilitation vacant / residential / comm.

Completion date (estimated) January 2017 Number of housing units before / after rehabilitation 0 / 61

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 61

**3. Project Contact (if different from applicant)**

Name Patricia Altman Company PACA Preservation, LLC

Street PO Box 649 City Kinderhook State NY

Zip 12106-0649 Telephone (518) 821-2575 Email Address paltman@paca-preservation.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Lori Harris Signature *Lori Harris* Date 8-7-15

Applicant Entity Norstar Development USA, LP SSN \_\_\_\_\_ or TIN 75-2703932

Street 733 Broadway City Albany State NY

Zip 12207-2374 Telephone (518) 431-1051 Email Address lharris@norstarus.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_

NPS conditions or comments attached

# HISTORIC PRESERVATION CERTIFICATION APPLICATION

## PART 2 – DESCRIPTION OF REHABILITATION

Property name YOUNG MEN'S CHRISTIAN ASSOCIATION (YMCA) NPS Project Number \_\_\_\_\_

Property Address 9-13 STATE STREET, SCHENECTADY, NY

5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

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### OVERVIEW

Complete in 1928, the nearly 92,000-SF Schenectady YMCA Building was designed as a specific, purpose-built “manhood factory” (a term coined by Theodore Roosevelt), an efficient multi-functional facility that supported the mission and carried out the programmatic goals of the organization that constructed it. The building was organized into functional zones, dedicated to the various programs of the organization and the age groups it served. The front (south) of the 1st and 2nd floors were designed primarily for the organization’s social, spiritual and educational programs while the rear (north) of the 1st and 2nd floors, as well as the basement, were for the athletic/physical programs. The 3<sup>rd</sup> and 4<sup>th</sup> floors were entirely dormitory housing. In addition, because the organization originally served boys and men, the building was designed with two entrances – boys’ on the west and men’s on the east – that lead into separate 1st-floor spaces intended to target the needs and interests of each age group appropriately.

The local Association operated in this building until it moved its membership, family programs, and fitness facilities to a new building in 2010 and relocated the resident population (approximately 150 disadvantaged men at the time) to a newly rehabilitated building in 2014. Although the building has been vacant a short time, long-term lack of maintenance and heavy usage have caused extensive wear and damage throughout. In addition, recent water infiltration and massive plumbing failures have caused severe damage to many rooms, most notably the gymnasiums and athletic courts as well as in the 1st-floor kitchen and dining room (former men’s billiards room).

The goal of this rehabilitation project is to convert this large, deteriorated, multi-function building to a low-income senior apartment complex, restoring the most significant 1st-floor spaces for use as community rooms (and for a future commercial tenant) and adapting the more utilitarian spaces and upper floors – which are laid out with a multitude of tiny dormitory rooms and communal toilet and shower facilities – to apartments for older adults who may need accommodations for mobility, accessibility, and quality of life.

---

**Number 1**      **Feature** Site & Building Footprint      **Date of Feature** 1928 w/1968 addition

#### Describe existing feature and its condition

The YMCA is prominently located on the north side of State Street in the city of Schenectady. The building is sited on an irregularly shaped lot bounded by State Street to the south, adjacent properties to the west and east, and the Stockade National Register Historic District to the north. The building fills the south end of the lot, separated from the public sidewalk along State Street by overgrown landscaped areas and from the neighboring buildings to the west and east by narrow paved driveways. To the rear of the building is a paved surface parking lot. The paving throughout is in poor condition, and a large amount of standing water pools in the parking lot when it rains. A non-original standing sign is located at the sidewalk.

Four stories overall with a raised basement throughout, the original YMCA building is nearly rectangular in plan on the 1st and 2nd stories. However, the upper stories are E-shaped with a main rectangular section parallel to State Street and three rectangular wings extending perpendicular to the rear – the east wing being longer than the other two. A 3-story, square rear addition was constructed in 1968.

Photo numbers 1-6      Drawing numbers Site Plan: EX1

#### Describe work and impact on feature

All trash and debris will be removed from the site. The areas in front of the building will be re-landscaped and the standing sign removed. Entrance steps and railings will be repaired as needed. The driveways and parking lot will be re-graded and re-paved. The west driveway will be primarily a pedestrian walkway and be paved with stamped concrete and closed off with a gate at its south end. The east driveway and parking lot will be asphalt. Automobile access to the parking lot will be via a driveway from Union Street, to the north of the property. A 4-story stairwell addition and 1-story handicap accessible entrance will be constructed on the north elevation of the west wing, in the existing ell created between this elevation and the 1968 addition. See Number 17 for new construction.

---

**Number 2**      **Feature** Exterior: Brick Walls      **Date of Feature** 1928 w/1968 addition

#### Describe existing feature and its condition

The façade and 1-bay returns on the west and east elevations have walls of red brick laid in Flemish bond. 1st-story window openings of the façade’s central section have brick flat-arch lintels, as do 2nd- and 3rd-story openings. Louvered metal

## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property name YOUNG MEN'S CHRISTIAN ASSOCIATION (YMCA) NPS Project Number \_\_\_\_\_

Property Address 9-13 STATE STREET, SCHENECTADY, NY

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shutters are affixed in the brick, flanking the 2nd- and 3rd-story openings; some of these are missing or damaged.

The majority of the west and east elevations, the entirety of the north and interior elevations, and the 1968 rear addition are all utilitarian in character with red brick laid in common bond and soldier-course lintels at window openings. In 1968, rectangular openings were made in the brick beneath windows at 2nd through 5th bays of the east elevation and the openings were infilled with louvers for new heating units in the new dining rooms (formerly the men's social room and billiards room). Where the gymnasiums are located in the rear of the building, the lower two stories of the west and east elevations, window openings are organized in three 2-story arched recesses in the brick wall. On the north elevation, it is evident that there had been similar 2-story arched recesses in the brick prior to construction of the rear addition.

The brick and mortar joints appear to be in good condition generally. Electrical conduit, security/spot lighting and cameras, vents and exhaust fans have been attached throughout the side and rear elevations. Ivy is growing up the walls in various areas. Joints along ground level have lost mortar owing to moisture infiltration and salting of the driveways and parking lot.

Photo numbers 7-10, 12-20 Drawing numbers A6-8

### Describe work and impact on feature

A thorough examination of the brick will be undertaken and mortar analyzed. Ivy will be removed. Any loose or deteriorated brick will be repaired. Fasteners and hardware will be removed and brick patched. Where vents, fans or other equipment are removed, holes will be filled with brick to match the existing as closely as possible. Joints with missing or deteriorated mortar will be spot pointed as needed with work to match the historic mortar composition, color, texture and tooling in accordance with *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. The walls will be cleaned using the gentlest means possible to the standards of *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*.

To accommodate apartment layouts and new egress routes, some existing window and door openings will be altered and new openings made in the brick walls in the rear of the building. See Number 5 for windows and Number 6 for doors.

---

**Number 3** Feature Exterior: Stone & Concrete Detail Date of Feature 1928 w/1968 addition

### Describe existing feature and its condition

Stone details are confined to the façade and one-bay returns on the west and east elevations. Here there is stone-block at the foundation, stone water table, a stone band running under the 1st-story windows and stone quoins marking the corners of the wings. The façade entrances are framed with highly ornamented stone masonry that features fluted pilasters with Corinthian capitals supporting a dentilated broken pediment with an urn and cornucopias; non-original signage fills each the frieze. Stone quoins further visually emphasize the entrances. The 1st story of the façade is topped with a stone band, incised with "Young Men's Christian Association", and simple cornice.

1st-story window openings in the central section of the façade have stone sills and panels beneath and stone keystones in their brick lintels. Gable-end 1st-story window openings are framed in stone with keystones and are visually supported by stone console brackets. In the middle bay, the opening is further ornamented with a triangular pediment supported by console brackets. The west wing has retained the original stone panels beneath each window, while on the east wing, openings were made between the consoles and filled with louvers in 1968. At the 2nd and 3rd stories of each wing, window openings have stone sills and stone keystones in their brick lintels.

The rest of the building has cast-concrete sills throughout and the rear addition has an exposed poured-concrete foundation.

Photo numbers 6-9, 12 Drawing numbers A6-7

### Describe work and impact on feature

As with the brick, a thorough examination of the stone and concrete elements will be undertaken and mortar analyzed. Any loose or deteriorated blocks or other pieces will be repaired. Fasteners and hardware will be removed and the masonry patched. Joints with missing or deteriorated mortar will be spot pointed as needed with work to match the historic mortar composition, color, texture and tooling in accordance with *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. The walls will be cleaned using the gentlest means possible to the standards of *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*.

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**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

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**Number 4** Feature Exterior: Veranda Date of Feature 1928

**Describe existing feature and its condition**

The center section of the façade features the building's most prominent exterior element, a raised 2-story veranda. Paneled wood columns support the veranda's shallow shed roof. Historic photographs show that the veranda roof originally had a Chinese Chippendale-style wood balustrade along its edge that was removed prior to 1952 and not replaced. Wrought-iron railings with a decorative central oval span the spacing between columns. The column bases all show evidence of rot. The veranda's interior walls and ceiling are painted stucco. Paint is peeling extensively throughout. The floor is covered with terracotta pavers. The floor has sunk in several places and cracks and plant growth have formed. At the 2nd story, seven bays of door openings filled with wood French doors allow access to the veranda from the building interior. The 3rd story has seven bays of window openings.

Photo numbers 7-8, 10-11, 81, 85 Drawing numbers EX2: A6

**Describe work and impact on feature**

The wood columns, cornice and ceiling, stucco walls, and wrought iron railings will all be repaired as needed and repainted. The pavers will be removed and the underlying materials and structure examined. Decking will be repaired or replaced and new waterproofing, insulation and pavers installed to continue to allow residents to use the portico. See Number 5 for windows, Number 6 for exterior doors, and Number 9 for roofs.

---

**Number 5** Feature Exterior: Windows Date of Feature 1928

**Describe existing feature and its condition**

At basement level throughout, window openings, originally with nine-light units, are now filled with glass block (much of which is damaged), brick, or louvers/vents or are boarded over. The 7th bay of the façade was altered in 1992 with the insertion of a door opening filled with a flat metal unit for access to a lift on the interior.

The fenestration of the 1st through 4th stories reflects the arrangement of the interior spaces. In the locations of the former social and program rooms on the south end of the building (i.e., the façade and seven bays of the west and east elevations), 1st-floor openings are filled with 9/9 wood units and 2nd-floor openings filled with 6/9. The exception is at the 2nd story of the veranda, which has door openings, and the 5th bay of the west elevation where there is double-leaf metal slab door and mid-flight windows for the interior egress stair. These 9/9 and 6/9 units have typically been retained except for on the east elevation where, in 1968, one 1st-story window opening was infilled with brick and a louver for kitchen venting, another 1st-story opening was altered to be a kitchen door opening and filled with a single-leaf metal slab unit, and a 2nd-story opening was converted to a single-leaf metal slab door serving as egress to the fire escape.

On the north end of the building, where the gymnasiums are located on the 1st two stories, 1st- and 2nd-story openings are filled with 6/6 wood windows are set in openings organized in three 2-story arched recesses in the brick walls. On the east elevation, at the secondary gymnasium, a pair of 1st-story windows is boarded over and one opening at the 2nd story filled with fan vent. When the 1968 addition was constructed, openings on the north elevation of the main gymnasium were infilled with brick. At the athletic courts, there are no openings at the 1st or 2nd stories.

Throughout the building, the 3rd and 4th stories, housing the majority of the dormitory rooms, have smaller window openings typically filled with 6/6 unit; the 4<sup>th</sup>-story windows above the veranda roof have 4/4. A few of these on the interior elevations have been replaced. The notable exception is at the gable ends of the façade where each 4th-story has a tall arched-top window, with a wrought-iron balconet, flanked by quarter-round windows.

The existing windows are single glazed and all need repairs, re-caulking, painting. Some have been damaged, removed or replaced, or boarded over. There are no storms or screens, except for expandable inserts.

Photo numbers 7-8, 12-13, 15, 17-20 Drawing numbers D2-5: A1-4, 6-8: window details

**Describe work and impact on feature**

Repair: All of the glass block at basement level will be replaced in kind. Where basement openings have been infilled with brick, they will be left as is. Any vents or other equipment will be removed and the openings infilled with glass block. Above basement level, any openings that are filled with brick, equipment and louvers, or replacement windows will be re-opened and new units installed to match those adjacent. Any missing windows will be similarly replaced. Two non-original door openings on the east elevation will be converted back to windows and filled with 9/9 at the 1st story and 6/9 at the 2nd. The decorative

## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

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arched windows and quarter-round windows on the 4th story of the façade will be retained, repaired and made operable again.

**Replace:** The existing 1st- through 4th-story double-hung windows will be replaced. Repair of such a large number of windows is cost prohibitive and not feasible for this project. At the same time, fresh air and comfort are of great importance in the new apartment complex. There are a number of potential issues with the existing units regarding operability and ease of use for the elderly residents, including the weight and difficulty involved in raising and lowering the existing sash, the awkwardness of operating storms and screens, and the challenge of cleaning. In addition, these residents will be low-income/fixed-income seniors who will be responsible for the cost of heating and cooling their apartments; operable and energy efficient windows are important to their economic well-being. There are also concerns regarding meeting energy efficiency requirements of other sources of project funding. New wood single-hung units will be installed to match the appearance of the historic as closely as possible and match the configurations (i.e., 9/9, 6/9, 6/6) existing in each location. See enclosed detail drawings comparing existing and replacement units and manufacturer's information.

**New:** The existing athletic courts will be converted to apartment units (see Number 12), necessitating window openings on the north end of the east elevation, the north elevation of the east wing, and the addition. Four openings will be made on the northernmost end of the east elevation, two each on the 1st and 2nd stories. They will align with existing upper-story windows in these bays, and the sills will be at the height of those adjacent. On the north elevation, six openings will be made at the east wing (three each at the 1st and 2nd stories) and eight made at the addition (four at each story). On the addition's west elevation, the existing 1st-story door opening will be converted to a window opening, and two 2nd-story window opening will be added.

An elevator will be inserted into a new location on the interior of the building. Two new window openings will be made where the existing shaft will be incorporated into new apartment units (i.e., the center wing's east elevation). See Number 15 for elevator.

All of the new window openings will be filled with 6/6 units.

**Infill/Alter:** In some locations, existing window opening will need to be infilled or altered to interior openings in order to accommodate the requirements of apartment layouts and new construction related to egress. See Number 17 for new construction.

A 4-story stair tower will be constructed on the north elevation of the west wing. One bay of existing windows (1st through 4th stories) will become part of the new interior space; the 1st and 2nd story openings will be infilled, and the 3rd and 4th will be converted to interior door openings for the new stairwell. A 2-story rooftop addition will be constructed on the north end of the east wing. Here, four windows (two on each the 3rd and 4th floors will be affected; the 1st bay will be infilled and the 2nd bay converted to interior door openings for the new stairwell in this location. A 2-story "bridge" will also be constructed to connect the center and west wings as required for egress compliance from the 3<sup>rd</sup> and 4<sup>th</sup> floors; it will be located at the 6<sup>th</sup> bays, where the existing windows will be removed and converted to interior openings for the corridors on the 3<sup>rd</sup> and 4<sup>th</sup> floors.

To allow for apartment layouts, four existing windows on the north elevation of east wing and four on the east elevation of the center wing will be removed and the openings infilled. In the location of the new elevator shaft in the center wing, two windows on the east elevation will also be removed and the openings infilled with brick. Where infill will be exposed on the exterior of the building, the sill will be retained and the brick will be recessed 1" to maintain the rhythm of the fenestration.

---

**Number 6**      **Feature** Exterior: Doors      **Date of Feature** 1928 & non-original

### Describe existing feature and its condition

Two identical 1st-story entrances are situated in the 2<sup>nd</sup> and 6<sup>th</sup> bays of the façade's center section. These are filled with double-leaf wood multi-light doors (currently boarded over) topped by 10-light transoms. At the 2<sup>nd</sup> story, seven wood French doors allow access to the veranda from the building interior. The veranda doors are in poor condition and have many problems with operability.

On the west elevation, a non-original double-leaf metal door in the 5th bay provides egress from the interior stairwell. On the east, three non-original door openings are filled with single-leaf metal slab units. Similar doors are found on the rear of the building.

On the north elevation, there is a metal door at the 4th story center bay of the center wing that provides egress to a steel fire escape and access to the flat roofs. At the west wing, doors provide egress to the steel fire escape; here the 2nd story opening is filled with a multi-light wood unit and the 3rd and four stories with metal slab units. There is a similar door on the west elevation of the east wing that provides egress to the flat roof and system of fire escapes. There is also one on the west

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

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elevation of the addition that provides egress to the fire escape from the athletic courts.

Photo numbers 7, 9, 11, 14-15, 18, 21, 29 Drawing numbers D2-5; A1-4, 6-9

**Describe work and impact on feature**

The façade entrance doors and transoms will be retained, repaired and painted, and receive new hardware. The door to the handicap lift will be retained. The veranda doors will be replaced with new to match as closely as possible; the center three will be operable to allow residents to walk out onto the veranda and the two on either end, locations of new residential units, will be fixed. The west-elevation egress door will be retained, repaired and receive new hardware.

On the east elevation, the three non-original doors will be removed. The 1st- and 2nd-story openings at the 8th bay will be converted back to window openings. The other 1st-story door opening will be infilled with brick.

On the north elevation, because the existing fire escapes will all be removed, all of the existing egress doors will be removed and the openings infilled with brick. Those at the west wing will become part of the interior wall of the new stairwell. Where the infill will be exposed on the exterior, sills will be retained and the brick will be recessed 1" to indicate the location of these former openings. Also, on the east wing's west elevation, the existing 3rd-story egress door will be removed and converted to a window opening.

A new 1st-story door opening will be made at the east wing for egress from the new interior stairwell. It will be filled with a single-leaf metal door, as will the door opening on the proposed rear entrance/egress addition.

---

**Number 7** Feature Exterior: Fire Escapes & Loading Dock Date of Feature 1928 & non-original

**Describe existing feature and its condition**

There is a 4-story, half-landing, steel fire escape on the rear elevation of the west wing. A portion of the run at ground level was removed to prevent break-ins and vandalism to the vacant building. A second similar structure provides egress from the 4th story of the middle wing, down to the addition roof and then down the west elevation of the addition to the ground. Here the 1st-story run was removed. There is also a covered, straight-run, steel fire escape on the east elevation that provides egress from the 2nd story to ground. Below this is a 1st-story steel loading dock serving the kitchen and providing egress from the secondary gymnasium.

Photo numbers 15-18 Drawing numbers D2-5

**Describe work and impact on feature**

The existing fire escapes are inadequate for the size and layout of the building and do not meet current code requirements. In addition attempting to navigate them in an emergency would be unsafe for the elderly residents of the building. They will all be removed and the brick walls patched. See Number 17 for new stair towers that will be constructed with clear, safe and code-compliant egress from the building.

---

**Number 8** Feature Exterior: Signage Date of Feature non-original

**Describe existing feature and its condition**

There is little signage on the building. A non-original standing sign is located at the sidewalk on State Street and non-original panels are attached above the entrance doors.

Photo numbers 1, 7-10 Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

The sign at the sidewalk will be removed, as will all non-original signage from the building. No new signage is proposed.

---

**Number 9** Feature Exterior: Roofs Date of Feature non-original

**Describe existing feature and its condition**

The main E-shaped intersecting-gable roof, originally standing-seam metal, is now covered with asphalt shingle. There are simple pressed-metal cornices that need repair or are missing in sections. A square, louvered lantern topped with a gold-colored finial and weather vane is centered on the main gable. Brick chimneys serving 1st- and 2nd-floor fireplaces are located

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in the southeast and southwest corners of the building. The shallow shed roof of the veranda is covered with membrane roofing system. Lower flat roofs have membrane roofing and mechanicals and sections of fire escape located on them.

Photo numbers 19-20 Drawing numbers D6: A5-9

### Describe work and impact on feature

The existing asphalt shingle roofing on the main E-shaped roof will be removed, the sub-sheathing and framing repaired as needed, and new architectural shingles installed. The existing wood fascia will be repaired and repainted, and the pressed-metal cornices will be repaired and missing sections re-fabricated to match the existing. The lantern will be repaired and repainted as needed. A new opening will be made in the center wing roof, behind the intersection with the main roof, for the new elevator shaft. Given the location, the structure will not be visible from the ground.

Existing mechanicals and fire escapes will be removed from the flat roofs. All will have membrane and insulation removed and be re-roofed with a new EPDM system. HVAC units serving the apartments will be located on the flat roofs; these will be set back from the north elevation and be hidden within the E of the building wings. See Number 17 for roof work associated with new construction.

---

**Number 10** Feature Interior: 1st-Floor Primary Spaces Date of Feature 1928

### Describe existing feature and its condition

The front (south) half of the 1st floor was designed for the organization's social, spiritual and educational programs. The former boys' rooms are on the west and the men's rooms on the east. The lobbies for each side are separated from each other by doors and a short corridor with a stair leading to the basement. The grandest and most highly decorated spaces, the rooms remain essentially intact in plan, despite non-original finishes and fixtures. This is clearly the most significant zone in the building.

Boys' Rooms (west): The boys' rooms on the west side of the 1st floor are made up of four original spaces: the vestibule, the lobby, the older boys' social room, and younger boys' social room. Originally the lobby and two social rooms were open to each other via wood-paneled arches. Glass and wood partitions inserted into those arches, in 1968, now close off the social rooms from the lobby; the two social rooms are still open to each other however.

The boy's side of the 1st floor is accessed through the west entrance and a small **vestibule** with marble steps leading through French doors to the lobby. The **lobby** has wood paneled arched openings, wainscoting, and substantial door trim throughout, original tile flooring with slate base, flat plaster walls, and non-original suspended acoustical tile ceiling with fluorescent lighting. An L-shaped wood-paneled reception desk is built into the arches; behind it are a window and doors to offices in the core of the 1st floor.

The large L-shaped space to the west contains the older and young boys' social rooms. It was altered in 1968, when the wood-paneled arched openings to the lobby were filled with glass and wood partitions. The south portion of this space, originally the **older boy's social room**, features a brick fireplace with wood mantle, wood-paneled wainscoting and slate base, and two small closets in the front corners. To the north, through three arched openings, the former **younger boys' room** has a stone-faced fireplace flanked by built-in wood benches and, in place of wainscoting, a simple piece of molding at mantle height. The two social rooms have always been open to each other. Both have substantial wood window trim but few original finishes, including carpeting, suspended acoustical tile ceiling, box fluorescent light fixtures, and ceiling fans.

Men's Rooms (east): The men's rooms on the east side of the 1st floor are made up of five original interior spaces: the vestibule, the lobby, the young men's social room (which is now partitioned into offices), the men's social room, and the billiards room. As on the boys' side, the lobby, billiards room and men's social room were originally open to each other via paneled arches. In 1968, the men's room and billiards room of these rooms were remodeled into dining rooms, and a kitchen was added in an adjacent secondary space.

Entering through the east entrance and **vestibule**, the men's **lobby** has the same finishes as the boys': wood-paneled arched openings, wainscoting, and substantial door trim throughout, original tile flooring with slate base, flat plaster walls and textured ceiling, and non-original lighting. The curved wood-paneled reception desk and paneled low partitions enclosing a portion of the lobby date to 1992. To the west, a straight **stair** with a simple wood balustrade leads up to the 2nd floor.

To the west of the vestibule, wide French doors topped with a delicately wrought fanlight lead into what was originally the **young men's social room** (ages 18-25). This room has been divided and reconfigured as offices several times and now has a drywall partition dividing it into a narrow (one bay) front room with two doors opening into a larger room to the west. These

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spaces have been heavily altered and non-original finishes are found throughout, including the wainscoting in the larger of the two rooms, which does not match the original style found throughout the 1st-floor programmatic spaces. The north wall appears to have been built out with a stud wall and the brick fireplace is missing its mantle. Opposite the impressive entry opening to this space is recessed shelving that mirror the entrance with same molding and a fanlight; here the suspended ceiling cuts across the top of the fanlight.

To the east of the vestibule, the former **men's social room**, which originally mirrored the older boy's social room on the west side of the 1st floor, was adapted as a dining room in 1968 and further altered in 1992 to accommodate the lift providing access from the sidewalk on State Street. Today, the room is accessed through the arched opening from the vestibule, as the arched opening from the lobby was filled with glass and wood partition in 1968; an additional opening (from the former billiards rooms) with double doors on the north wall also dates to dining room conversion. In 1992, along with the lift, storage closets and an opening with double-leaf one-light entrance doors further reduced the space. Despite these changes, the original wood-paneled wainscoting and window trim survive, plus a brick fireplace with the same wood mantle as seen in the older boy's social room. However, many other finishes are not original, including carpeting, textured ceiling with modest crown mold, light fixtures, and replacement heating units installed in 1992.

To the north of this space is the original **billiards room**, which mirrored the younger boy's room on the west. The original tile floor is exposed. There is again wood window trim and paneled wainscoting, here taller than in other spaces, as well as acoustic tile ceiling and non-original light fixtures. Originally open to the lobby on the west through the three arched openings, the room was enclosed in 1968 with wood and glass partitions and has doors inserted in the northernmost arch. Four door openings, also made in 1968, lead into the non-original kitchen to the north. Plumbing leaks have caused extensive damage in this room; there still is water all over the floor and mold on the doors.

Photo numbers 21-45 Drawing numbers EX1; D2; A1

### Describe work and impact on feature

This zone will be retained, repaired and restored as much as possible. The plan will remain intact. All extant original features, woodwork and tile flooring will be retained and left exposed. Debris and non-original finishes and fixtures (carpeting, acoustic or gypsum ceilings, signage, light fixtures, etc.) will be removed, and the spaces will be cleaned, remediated for mold, repaired and refinished/painted as needed. The non-original wood and glass partitions in the arched openings will be retained for physical and acoustic separation between spaces. New gypsum ceilings will be installed over acoustic batt insulation. If floor tile does not exist under existing carpeting, new carpet will be installed. New pendant, schoolhouse-style ceiling fixtures will be installed.

Boys' Rooms (west): This side will be reserved for a future commercial tenant. The reception desk in the lobby, the fireplaces in the social rooms and all of the woodwork and tile floors will be retained. The lobby will be closed off from the future residential section of the building. Windows and door units to the existing offices will be removed and the openings infilled to match the surrounding walls. The door to the corridor separating the two lobbies will be locked. The closets in the older boy's social room will be removed and walls patched.

Men's Rooms (east): The former men's side will be used as the main entrance, lobby, community rooms and offices of the apartment complex. The vestibule doors will be retained and repaired. The non-original reception desk and low partitions will be removed from the **lobby** and the tile floor patched. In the **young men's social room**, the French doors with fanlight and recessed shelving with fanlight will be retained and repaired as needed. The missing fireplace mantle will be replaced consistent with those seen in other rooms. The non-original partitions will be removed, as will the non-original finishes and fixtures, and the space will be reconfigured for two offices and a conference room. The new stud partitions will have wallboard to 7'-4" and then glass to the approximately 11' ceiling to retain some sense of an open room. In the **men's social room**, which will be used as a community room, the closets will be removed and a kitchenette installed in their place. The lift will be retained in this location. The **billiards room** will be used as a library and computer room. The non-original door units to the lobby and to the men's social room will be replaced with double doors and the doors to the kitchen will be removed and the openings infilled to match the surrounding wall including the wainscoting.

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**Number 11**      **Feature** Interior: 1st-Floor Secondary Spaces      **Date of Feature** 1968 & 1992

### Describe existing feature and its condition

Between the highly significant social rooms to the south and the athletic facilities to the north, there is a zone that has been extensively altered, is utilitarian in character, and seems to have historically functioned as secondary spaces.

West: North of the boys' lobby reception desk, a stair leads down to the basement pool facilities, and a corridor continues

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back to the main gymnasium. To the east is a small toilet room. To the west are an egress stairwell and a space that was converted to a girls' locker room in 1968. It is unclear what the locker room space was originally and how it was configured and finished, except that the permit drawings from the time indicate that a wood floor was removed. Today it is entirely non-original, with tile walls, tile and carpeted floor, acoustic tile ceiling, sinks, showers, lockers and cabinets, and benches.

East: North of the reception desk in the men's lobby, a stair leads down to the basement pool facilities, and a corridor continues back to the main gymnasium. To the west is a small vestibule for the elevator, and to the east is a kitchen storage room, with exposed tawny tile on the north wall, and closets. Beyond the storage room is the kitchen outfitted with commercial equipment, counters, sinks, and tile throughout. These spaces date to the 1992 alterations and are heavily water damaged.

Core (offices): A suite of former administrative offices is located between the east and west lobbies, in the core of the building, and accessible from both sides. Small rooms and corridors with a variety of non-original finishes and fixtures, this area is entirely utilitarian in character and was reconfigured in 1968 and 1992. The elevator was installed in 1968.

Photo numbers 46-53 Drawing numbers EX1; D2; A1

### Describe work and impact on feature

West: This area will be cleaned and left largely as-is for a future commercial tenant. The door to the basement stair will be locked for security. See Number 14 for work in the stairwell.

East: Partitions, finishes and fixtures, and kitchen equipment will be removed. Mold will be remediated. The top of the basement stair will be altered to allow it to be enclosed and secured with a locked door. The rest of this area will be configured as an apartment unit. Non-original openings from the existing kitchen to the former billiards room will be infilled and finished to match surrounding walls. The non-original door to the exterior will be converted back to a window opening, and an infilled window opening will be re-opened. See Number 5 for windows. Finishes will be consistent with those throughout the 1<sup>st</sup> floor apartments and corridors – see Number 12 below.

Core: The existing offices and elevator will be removed and reconfigured with all new partitions and finishes as a media room, fitness room, laundry room and toilet rooms accessed via the east lobby. A new elevator will be installed with entrance from the small lobby in this space. Storage and data closets will be accessible from the corridor between the two lobbies. The area will be entirely closed off from the west lobby and the main gymnasium. See Number 10 for work in the west (men's) lobby and Number 15 for the new elevator.

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**Number 12**      **Feature** Interior: Athletic Facilities & Basement      **Date of Feature** 1928 w/1968 addition

### Describe existing feature and its condition

The north half of the building, on the 1st and 2nd floors and the basement, houses the YMCA's athletic facilities.

Main Gymnasium: On the west, the 2-story, 50' x 80', main gymnasium has a severely damaged hardwood floor, tawny wall tile, extensively damaged acoustic tile ceiling, and utility pendant and flush-mount light fixtures. When the building was constructed, it was boasted that the gymnasium did not have columns or radiators to get in the way of activities. Accessed by a straight stair, with a wood handrail and metal balustrade, in the southeast corner of the space, an oval steel-framed running track with metal pipe railing rings the perimeter of the room at 2nd floor level. The room gains natural light through paired window openings on the south, west and north. Paler beige tile marks window openings on the north wall that were filled when the 1968 rear addition was constructed. Two 1st-floor door openings were made in the north wall at that time to provide access to storage rooms in the addition.

Secondary Gymnasium: A smaller gymnasium is located to the east of the main gym through a double-width door opening. This 2-story, 40' x 68' room also has a severely damaged hardwood floor, tawny wall tile, damaged acoustic tile ceiling, utility pendant light fixtures, and paired windows in openings on the east wall. Here, pale beige tile on the south wall marks the location of a former opening from the men's lobby. The same tile covers much of the west wall from floor to ceiling, suggesting that the two gyms were originally more open to each other than they are now.

Athletic Courts: Athletic courts, originally intended for squash and handball, are located north of the gymnasiums, in the rear of the building, with the 1968 addition on the west and the original set of courts on the east. The courts are greater than one story in height, so upper and lower courts span over three floors of the building with interstitial levels providing for court access and spectator areas. A stair with metal balustrade and wood handrail serves all levels in the rear of the building. At the 1st floor, low-ceilinged viewing areas look down on three courts accessed at basement level. Entrances to the four upper courts and a small toilet room are located on the level above, and viewing areas are above that.

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Recent water infiltration has severely damaged acoustical ceiling tile, plaster ceilings and walls and hardwood floors throughout the gymnasiums and athletic courts.

Basement: A de-commissioned rectangular concrete swimming pool is the central feature of the YMCA basement. By 1927, a pool was a standard YMCA feature; in this case, the perimeter of the pool is ornamented with floor mosaic, decorative tile insets around the walls, and tiled seating area, all in various shades of tan and brown. The rest of the basement is utilitarian in character. Locker rooms, shower rooms, and toilet rooms serve the pool facility. The original bowling alleys and snack bar have been removed. Other spaces, possibly former lecture and club rooms, were most recently used for exercise facilities and lounges. There are also mechanical rooms and a shop.

Photo numbers 54-73 Drawing numbers EX0-2; D2-3; A1-2, 9

**Describe work and impact on feature**

While entirely appropriate for a YMCA, the athletic facilities in the building are excessive for a senior apartment complex and cannot be fully preserved as part of this project. In order to appropriately represent this zone, the main gymnasium and the swimming pool – the two most significant athletic spaces – will be retained. The main gym will be reserved for use by a future commercial tenant. No significant work is proposed for the pool. To reuse otherwise unneeded and unusable spaces, the smaller, secondary gymnasium and the athletic courts will be converted to apartment units.

Main Gymnasium: Existing debris, signage, equipment and furniture will be removed from the main gym. The floor will be repaired, using salvaged boards from the secondary gym, and refinished. The existing ceiling will be removed and replaced with similar surface-mounted 12"-square acoustical tile. The existing ceiling light fixtures will be retained and repaired or replaced if needed with salvaged fixtures from the secondary gym. To close the main gym off from the residential complex, doors to the secondary gym, storage rooms, and offices will be removed and openings infilled. Windows into an office will also be removed and infilled. The stair to the basement (located below the stair to the running track) will be removed and the corner of the gym in that location will be partitioned to accommodate the new corridor for the 1<sup>st</sup>-floor apartments. In addition, because a new stair tower will be constructed on the rear of the building, two windows on the north wall and the 2<sup>nd</sup> floor door will need to be removed and infilled. For any infill located in a wall with tawny tile, the area will be covered with salvaged tile from the secondary gym.

Secondary Gymnasium: The secondary gym will be converted to six residential units, three on each the 1<sup>st</sup> and 2<sup>nd</sup> floors, with a corridor running along the west side of the space. The tawny wall tile on the west wall will be retained and left exposed in the new corridors. Otherwise, existing finishes (flooring, wall tile, acoustic ceiling tile), light fixtures, equipment, doors, etc. will be removed and openings infilled. Flooring, wall tile and light fixtures will be salvaged and used as needed in the main gym. The northwest corner will be removed to accommodate the new corridor. A floor will be inserted at 2<sup>nd</sup>-floor level to divide the 2-story space.

Athletic Courts: The athletic courts, including the corridors and spectator areas, will also be converted to residential units, four on each the 1<sup>st</sup> and 2<sup>nd</sup> floors, with an L-shaped corridor providing access to a new egress stair in the east wing. Existing partitions, stair, finishes, fixtures, equipment, doors, etc. will be removed and openings infilled as needed. The interstitial floors will be removed, and the floors at the 1<sup>st</sup> and 2<sup>nd</sup> levels will be retained and infilled as needed.

These new apartments and corridors will receive all new finishes and fixtures. Ceilings will be gypsum board covering 5 ½" acoustic batt insulation. Floors in the apartments will have carpet, laminated wood, and vinyl tile; corridors will be carpeted. Perimeter walls will be furred out and insulated 3 ½" and covered in gypsum. No window trim, ceiling molding or base exists in these areas. New partitions will intersect the perimeter wall between the windows.

Basement: No work is proposed for the pool except for steps needed to seal it off safely, provide ventilation, and keep it from further deteriorating in the hope that it will be returned to service in the future. The basement will otherwise be cleared of equipment, fixtures, furniture, finishes (e.g., carpet) and debris. New MEP equipment serving the public spaces of the apartment complex (corridors, lobby and community rooms, offices, etc.) and the tenant spaces will be installed in the existing mechanical rooms. Access will be via the existing west egress stairwell. Except for this, the basement will be closed off from the rest of the building.

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**Number 13**      **Feature** Interior: Upper Floors      **Date of Feature** 1992 (2<sup>nd</sup> fl) & 1928 (3<sup>rd</sup> & 4<sup>th</sup>) w/  
later alts to finishes & fixtures

**Describe existing feature and its condition**

The 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors of the building are utilitarian in character and lack the decorative elements and finishes of the 1<sup>st</sup>

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floor social rooms. Finishes and fixtures throughout are largely non-original and are heavily damaged. Trim is modest and plain where it exists. These floors are almost entirely dormitory rooms that are typically approximately 8' x 13' in size, with a small closet, single window, and cast-iron radiator.

2nd Floor: The arrangement of the 2nd floor dates largely to the 1992 alterations. According to accounts from the building's opening, the 2nd floor originally featured an auditorium; smaller rooms for classes or clubs; reading rooms; a kitchen for catering small events; and only 16 dormitory rooms. Today, it contains about 35 dormitory rooms organized around the perimeter of the building and two rectangular light wells. Seven dormitory rooms have wood French doors opening out onto the veranda. Finishes in the rooms and common areas are typically 9" x 9" asbestos tile flooring; various basic base and window sill trim; plaster or gypsum stud walls; wood paneled or slab doors in metal frames; and fluorescent lighting. Plumbing, cable and wiring, and conduit are exposed throughout.

Communal spaces include two kitchens and two ceramic-tiled toilet/shower rooms. In the center of the 2nd floor is the main, straight stair from the 1st floor lobby with a communicating stair for upper floors and a small lobby for the building elevator just north of it. The egress stair is on the west and egress to an exterior fire escape is located on the east. The corridor system that exists is winding but essentially shaped like a 6, with a main west-east corridor off of which are three corridors for the wings; the center and east wings are also connected via a 2nd narrow hall running perpendicularly between them.

Two common spaces, with brick fireplaces with wood mantles, are located in the southwest and southeast corners of this floor. Permit drawings show that, prior to 1992, there had been two large enclosed square rooms in these corners, each with a fireplace flanked by two windows and three windows looking out on State Street. In that year, the walls enclosing these rooms were removed and three dormitory rooms were inserted in each space, leaving the fireplace in a reduced common area. In addition, what had been a large, rectangular room, with entrances flanking the lobby stair and three pairs of French doors opening to the veranda, was partitioned into three dormitory rooms and a section of corridor as it is now. In addition, the landing for the lobby stair – previously open to a west-east corridor and the bisecting corridor of the center wing – was enclosed and the entire west-east corridor shifted to be double-loaded in order to accommodate more, small dormitory rooms carved out of the previously larger spaces.

3rd and 4th Floors: The nearly identical 3rd and 4th floors take on an E-shape, with double-loaded corridors lined with dormitory rooms and two communal toilet/shower rooms per floor. These floors are reached via the central stairwell and elevator, have the egress stairs in the west and east wings, and egress to exterior fire escapes from the ends of the west and middle wings. The character and non-original fixtures and finishes of the dormitory and common areas are the same as found on the 2nd floor. Some of the larger rooms appear to have been used most recently as offices.

Photo numbers 74-109 Drawing numbers EX2-4; D3-5; A2-4

### **Describe work and impact on feature**

2nd Floor: See Number 12 for work proposed in the athletic courts on the north half of the 2<sup>nd</sup> floor. The south half of the floor is largely non-original including layout, finishes and fixtures. All existing partitions, finishes and fixtures will be removed and the floor converted into ten residential units with the requisite laundry room, trash room, janitor's closet and mechanical closet. The auditorium that originally opened onto the veranda will be recreated for use as a community room with a kitchenette. Its entrance will be adjacent to the lobby stair, and three French doors will provide residents with access to the exterior veranda space. The two extant fireplaces in the southwest and southeast corners of the floor will be retained and incorporated into the new apartment units in those locations.

3rd and 4th Floors: Although these dormitory floors are original to the building, they represent a fraction of the YMCA's mission and programs, of the population it served, and how the building was used. As on the 2nd floor, finishes and fixtures are utilitarian and largely non-original throughout. The layout, small single rooms on double-loaded corridors, is original but not feasible to reuse for comfortable apartments. In order to retain the existing corridors, the new units would be as shallow as the existing dorm rooms – typically 13' deep – which would radically restrict square footage and room arrangement, creating essentially railroad apartments. Not only would these types of units be awkward for residents, they would be challenging to make handicap accessible or adaptable. In addition, this layout would reduce the total number of units in the building below that which would ensure project viability. Given all of those considerations, the 3rd and 4th floors will also have existing partitions, finishes and fixtures removed and be converted to apartments on single-loaded corridors, each floor with 18 units, a laundry room, janitor's closet and mechanical closet.

These new apartments and corridors in the will receive all new finishes and fixtures. Ceilings will be gypsum board covering 5 ½" acoustic batt insulation. Floors in the apartment units will have carpet, laminated wood, and vinyl tile; corridors and the 2<sup>nd</sup> floor community room will be carpeted. Perimeter walls will be furred out and insulated 3 ½" and covered in gypsum with similar simple window trim installed. New partitions will intersect the perimeter wall between the windows.

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**Number 14**      **Feature** Interior: Stairs      **Date of Feature** 1928

**Describe work and impact on feature**

There are numerous stairs in the building. All have wood handrails and metal balustrades. A straight stair from the east lobby leads up to the 2nd floor. Below this, a straight stair, accessible in the corridor between the two lobbies, leads down to the basement. Each lobby has an additional stair down to the basement, straight on the west and quarter-landing on the east. In the main gymnasium, a two-quarter-landing stair in the southeast corner provides access to the 2nd-floor running track. Below this, another straight stair goes to the basement. A stairwell in the rear of the building serves all levels of the athletic courts, including basement, 1st and 2nd floors as well as interstitial levels.

A stairwell in the west wing of the building serves all floors from basement to 4th and provides egress at ground level. Another stairwell in the east wing serves only the 3rd and 4th floors and provides egress from those floors to the flat roofs and a series of fire escapes on the north elevation. Finally, a communicating stairwell in the center wing of the building allows movement from the 2nd to 4th floors.

Photo numbers 32, 47, 52, 56, 61, 64, 82, 83      Drawing numbers EX0-4; D2-5; A1-4

**Describe work and impact on feature**

All lobby stairs will be retained, including the stair from 1st to 2nd floor and the three from the 1st floor to the basement. Doors to the basement stairs will be locked for security. The east lobby basement stair will be altered slightly to allow it to be enclosed and secured with a locked door. In the main gym, the stair for the track will be retained but the lower run to the basement will be removed and the floor infilled. The existing stairs for the athletic courts will be removed; see Number 12 for work in that area.

To clarify and make safer the routes of egress in the building, the upper runs of the west stairwell (above the 2<sup>nd</sup> floor) will be removed, as will the stairwells in the east and the center wings of the building. Floor openings will be infilled. The lower runs of the west stairwell (from the basement to the 2<sup>nd</sup> floor) will remain and provide egress from the 2<sup>nd</sup> floor as well as access to the mechanical and storage rooms in the basement. See Number 17 for construction of new egress stairs.

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**Number 15**      **Feature** Interior: Elevators      **Date of Feature** 1968

**Describe existing feature and its condition**

One non-original elevator serves the 1st to 4th floors of the building. It is outdated, not ADA/code-compliant, and too small to adequately serve the building. There is also a small lift in the west egress stairwell and a lift for handicap access from the State Street sidewalk.

Photo numbers 41, 52, 92      Drawing numbers EX1-4; D2-5; A1-4, 9

**Describe work and impact on feature**

The existing elevator will be removed and the floors infilled. It will be replaced by a new elevator to serve the 1st through 4th floors. The new elevator will be inserted within the existing 1st floor office area and utilize the stairwell space on the upper floors when that stair is removed. The handicap lift on the front of the building will be retained. The lift in the west stairwell will be removed.

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**Number 16**      **Feature** MEP Systems      **Date of Feature** \_\_\_\_\_

**Describe existing feature and its condition**

The existing systems in the building are outdated, nonfunctioning, and/or inappropriate for the new use of the building.

Photo numbers \_\_\_\_\_      Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

All elements of the existing systems (including radiators) will be removed from the building and all new systems will be installed to meet the needs of a residential building including HVAC, plumbing, electrical, fire detection/suppression, security, and communications. The community areas, corridors, offices and tenant space will be served by central ducted split systems, while each apartment have individual cabinet units not requiring wall penetrations. Exhaust fans in toilet rooms and clothes

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dryer vents will be vented to the exterior through the building roof. The building will be served by a central domestic hot water distribution system. The building will be fully sprinklered. New ductwork, piping, and wiring will be contained within new partition walls, corridor soffits, and closets/utility rooms as much as possible; it will not be run in front of windows but rather pushed as far back as possible.

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**Number 17**      **Feature** New Construction      **Date of Feature** \_\_\_\_\_

**Describe existing feature and its condition**

The existing means of egress from the upper floors are unclear, unsafe and inadequate. Accessibility is also inadequate and a concern given the new resident population.

Photo numbers 4, 19      Drawing numbers A1-5, 7-9

**Describe work and impact on feature**

New construction will provide clear, safe, code-compliant egress and handicap accessibility for the building.

A 4-story exterior stair tower will be constructed at the 1<sup>st</sup> and 2<sup>nd</sup> bays of the north elevation of the west wing. The existing door openings and 1<sup>st</sup>- and 2<sup>nd</sup>-story window openings will be infilled. The 3<sup>rd</sup>- and 4<sup>th</sup>-story window openings will be altered as interior door openings to the stairwell. The addition will have EPDM-covered flat roof and walls covered in fiber cement lap siding to distinguish it from the original brick building.

An accessible entrance/egress vestibule will be constructed between this stair tower and the west elevation of the 1968 addition. It will have a covered entrance at grade and house a straight stair and lift up to 1<sup>st</sup>-floor level on the interior. Interior doors will provide access to/from the 1<sup>st</sup>-floor landing of the new stairwell and the new 1<sup>st</sup>-floor corridor running west to east in the 1968 addition. The door opening will be filled with metal slab unit and two 1<sup>st</sup>-story window openings, on the north and west elevations, will be filled with 6/6 windows. It will have EPDM-covered flat roof and walls covered in fiber cement lap siding to match the new stair tower.

A 2-story rooftop addition will be located on the north end of the 2 story section between the center and east wings. It will be constructed against the first two bays of the east wing's west elevation. This stair tower will extend the new internal stairwell, which will be constructed in this location on the 1<sup>st</sup> and 2<sup>nd</sup> floors, to allow egress from the 3<sup>rd</sup> and 4<sup>th</sup> floors of the east wing as well. The existing two windows in the 1<sup>st</sup> bay will be infilled, and the two in the 2<sup>nd</sup> will be altered as interior door openings to the stairwell. This too will have EPDM-covered flat roof and walls covered in fiber cement lap siding.

Given the location of the 1968 athletic courts addition, a second means of egress is not available from the center wing. Therefore, a 2-story enclosed "bridge" will be constructed on the 2<sup>nd</sup>-story flat roof mid-way between the center and west wings. These corridors will allow residents in the center wing to cross over into west wing and exit via the new stair tower there. The bridge will have a gable roof covered with architectural shingles, walls covered in fiber cement lap siding, and window openings filled with 6/6 on its north and south elevations.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Property name YOUNG MEN'S CHRISTIAN ASSOCIATION (YMCA) NPS Project Number \_\_\_\_\_

Property Address 9-13 STATE STREET, SCHENECTADY, NY

**ENCLOSED DRAWINGS**

Site plan

Existing conditions set

- EX0: Existing basement plan
- EX1: Existing 1<sup>st</sup> floor plan
- EX2: Existing 2<sup>nd</sup> floor plan
- EX3: Existing 3<sup>rd</sup> floor plan
- EX4: Existing 4<sup>th</sup> floor plan
- EX5-6: Existing exterior elevations

Demolition set

- D1: Basement demolition plan
- D2: 1<sup>st</sup> floor demolition plan
- D3: 2<sup>nd</sup> floor demolition plan
- D4: 3<sup>rd</sup> floor demolition plan
- D5: 4<sup>th</sup> floor demolition plan
- D6: Roof demolition plan

Architectural drawings set

- A1: Proposed 1<sup>st</sup> floor plan
- A2: Proposed 2<sup>nd</sup> floor plan
- A3: Proposed 3<sup>rd</sup> floor plan
- A4: Proposed 4<sup>th</sup> floor plan
- A5: Proposed roof plan
- A6-8: Proposed exterior elevations
- A9: Sections

Window documentation

- WIN A,B,D,F,H,J: Window details
- D300 manufacturer's cross sections (4 pages)

Wall details

- SK: Wall types
- SK1: Thermal envelope system

**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

Property name YOUNG MEN'S CHRISTIAN ASSOCIATION (YMCA) NPS Project Number \_\_\_\_\_

Property Address 9-13 STATE STREET, SCHENECTADY, NY

**PHOTOGRAPHS**

Young Men's Christian Association (YMCA) of Schenectady  
9-13 State Street, Schenectady (Schenectady County), NY  
PACA Preservation, LLC  
6/2015

**Site**

1. Exterior: View of site, looking northwest
2. Exterior: View of site, looking northeast
3. Exterior: View of site, looking north
4. Exterior: View of site, looking southeast
5. Exterior: View of site, looking west
6. Exterior: View of site, looking north

**Exterior**

7. Exterior: View of façade (south elevation), looking north
8. Exterior: View of façade, looking northwest
9. Exterior: View of façade entrance door, looking north
10. Exterior: View of façade, looking northeast
11. Exterior: View of veranda, looking west
12. Exterior: View of west elevation, looking northeast
13. Exterior: View of west elevation, looking southeast
14. Exterior: View of west elevation egress door, looking east
15. Exterior: View of north elevation of west wing and west elevation of addition, looking southeast
16. Exterior: View of north elevation, addition, looking south
17. Exterior: View of east elevation, looking northwest
18. Exterior: View of east elevation, looking southeast
19. Exterior: View of interior elevations between west and center wings, looking southwest
20. Exterior: View of interior elevations between center and east wings, looking southeast

**Interior – 1st floor south, primary spaces**

21. Interior: View of vestibule, 1<sup>st</sup>-floor west, looking south
22. Interior: View of lobby, 1<sup>st</sup>-floor west, looking north
23. Interior: View of lobby, 1<sup>st</sup>-floor west, looking northeast
24. Interior: View of former boys' social rooms, 1<sup>st</sup>-floor west, looking northwest
25. Interior: View of former boys' social rooms, 1<sup>st</sup>-floor west, looking northeast
26. Interior: View of former boys' social rooms, 1<sup>st</sup>-floor west, looking south
27. Interior: View of former boys' social rooms, 1<sup>st</sup>-floor west, looking north
28. Interior: Detail of ceiling, 1<sup>st</sup>-floor west
29. Interior: View of vestibule, 1<sup>st</sup>-floor east, looking south
30. Interior: View of lobby, 1<sup>st</sup>-floor east, looking northwest
31. Interior: View of lobby, 1<sup>st</sup>-floor east, looking southeast
32. Interior: View of lobby stair, 1<sup>st</sup>-floor east, looking west
33. Interior: View of former young men's social room, 1<sup>st</sup>-floor east, looking southwest
34. Interior: View of former young men's social room, 1<sup>st</sup>-floor east, looking north
35. Interior: View of former young men's social room, 1<sup>st</sup>-floor east, looking southwest
36. Interior: View of former young men's social room, 1<sup>st</sup>-floor east, looking northwest
37. Interior: View of former young men's social room, 1<sup>st</sup>-floor east, looking northeast
38. Interior: View of former men's social room, 1<sup>st</sup>-floor east, looking southeast
39. Interior: View of former men's social room, 1<sup>st</sup>-floor east, looking west
40. Interior: View of former men's social room, 1<sup>st</sup>-floor east, looking north
41. Interior: View of lift (former men's social room), 1<sup>st</sup>-floor east, looking south
42. Interior: View of former billiards room, 1<sup>st</sup>-floor east, looking northwest
43. Interior: View of former billiards room, 1<sup>st</sup>-floor east, looking northeast
44. Interior: View of former billiards room, 1<sup>st</sup>-floor east, looking southeast
45. Interior: View of former billiards room, 1<sup>st</sup>-floor east, looking south

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Property name YOUNG MEN'S CHRISTIAN ASSOCIATION (YMCA) NPS Project Number \_\_\_\_\_

Property Address 9-13 STATE STREET, SCHENECTADY, NY

**Interior – 1st floor, secondary spaces**

46. Interior: View of kitchen, 1<sup>st</sup>-floor east, looking north
47. Interior: View of stair to basement and closet, 1<sup>st</sup>-floor east, looking north
48. Interior: View of corridor, 1<sup>st</sup>-floor east, looking north
49. Interior: View of office corridor, 1<sup>st</sup>-floor core, looking north
50. Interior: View of office corridor, 1<sup>st</sup>-floor core, looking east
51. Interior: View of office, 1<sup>st</sup>-floor core, looking northeast
52. Interior: View of stairwell, 1<sup>st</sup>-floor west, looking east
53. Interior: View of locker room, 1<sup>st</sup>-floor west, looking northeast

**Interior – Athletic facilities & basement**

54. Interior: View of main gymnasium, 1<sup>st</sup> floor, looking northwest
55. Interior: View of main gymnasium, 1<sup>st</sup> floor, looking southeast
56. Interior: View of running track stair, main gymnasium, 1<sup>st</sup> floor, looking south
57. Interior: View of running track, main gymnasium, 2<sup>nd</sup> floor, looking northwest
58. Interior: View of main gymnasium, 2<sup>nd</sup> floor, looking north
59. Interior: View of secondary gymnasium, 1<sup>st</sup> floor, looking northeast
60. Interior: View of secondary gymnasium, 1<sup>st</sup> floor, looking southwest
61. Interior: View of athletic courts stair, 1<sup>st</sup> floor, looking north
62. Interior: View of athletic courts spectator area, 1<sup>st</sup> floor, looking southwest
63. Interior: View of athletic courts toilet room, above 1<sup>st</sup> floor, looking north
64. Interior: View of athletic courts stair, 2<sup>nd</sup> floor, looking southeast
65. Interior: View of athletic court
66. Interior: View of athletic court
67. Interior: View of athletic court
68. Interior: View of swimming pool, basement, looking northwest
69. Interior: View of swimming pool, basement, looking northeast
70. Interior: View of basement locker room, looking west
71. Interior: View of basement locker room, looking east
72. Interior: View of basement shop, looking southwest
73. Interior: View of basement room, looking northeast

**Interior – 2nd floor**

74. Interior: View of corridor, 2<sup>nd</sup> floor, looking south
75. Interior: View of fireplace in corridor, 2<sup>nd</sup> floor, looking southwest
76. Interior: View of kitchen, 2<sup>nd</sup> floor, looking north
77. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking northeast
78. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking southeast
79. Interior: View of corridor, 2<sup>nd</sup> floor, looking east
80. Interior: View of toilet room, 2<sup>nd</sup> floor, looking north
81. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking south
82. Interior: View of stair from east lobby, 2<sup>nd</sup> floor, looking east
83. Interior: View of stair to 3<sup>rd</sup> floor, 2<sup>nd</sup> floor, looking northeast
84. Interior: View of corridor, 2<sup>nd</sup> floor, looking east
85. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking south
86. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking northeast
87. Interior: View of fireplace in corridor, 2<sup>nd</sup> floor, looking southeast
88. Interior: View of corridor, 2<sup>nd</sup> floor, looking northwest
89. Interior: View of corridor, 2<sup>nd</sup> floor, looking north
90. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking east
91. Interior: View of corridor, 2<sup>nd</sup> floor, looking west
92. Interior: View of elevator lobby & corridor, 2<sup>nd</sup> floor, looking southeast

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Property name YOUNG MEN'S CHRISTIAN ASSOCIATION (YMCA) NPS Project Number \_\_\_\_\_

Property Address 9-13 STATE STREET, SCHENECTADY, NY

**Interior – 3rd floor**

- 93. Interior: View of corridor, 3<sup>rd</sup> floor, looking north
- 94. Interior: View of dormitory room, 3<sup>rd</sup> floor, looking south
- 95. Interior: View of corridor, 3<sup>rd</sup> floor, looking north
- 96. Interior: View of dormitory room, 3<sup>rd</sup> floor, looking east
- 97. Interior: View of dormitory room, 3<sup>rd</sup> floor, looking southeast
- 98. Interior: View of toilet room, 3<sup>rd</sup> floor, looking northwest
- 99. Interior: View of corridor, 3<sup>rd</sup> floor, looking south
- 100. Interior: View of corridor, 3<sup>rd</sup> floor, looking north

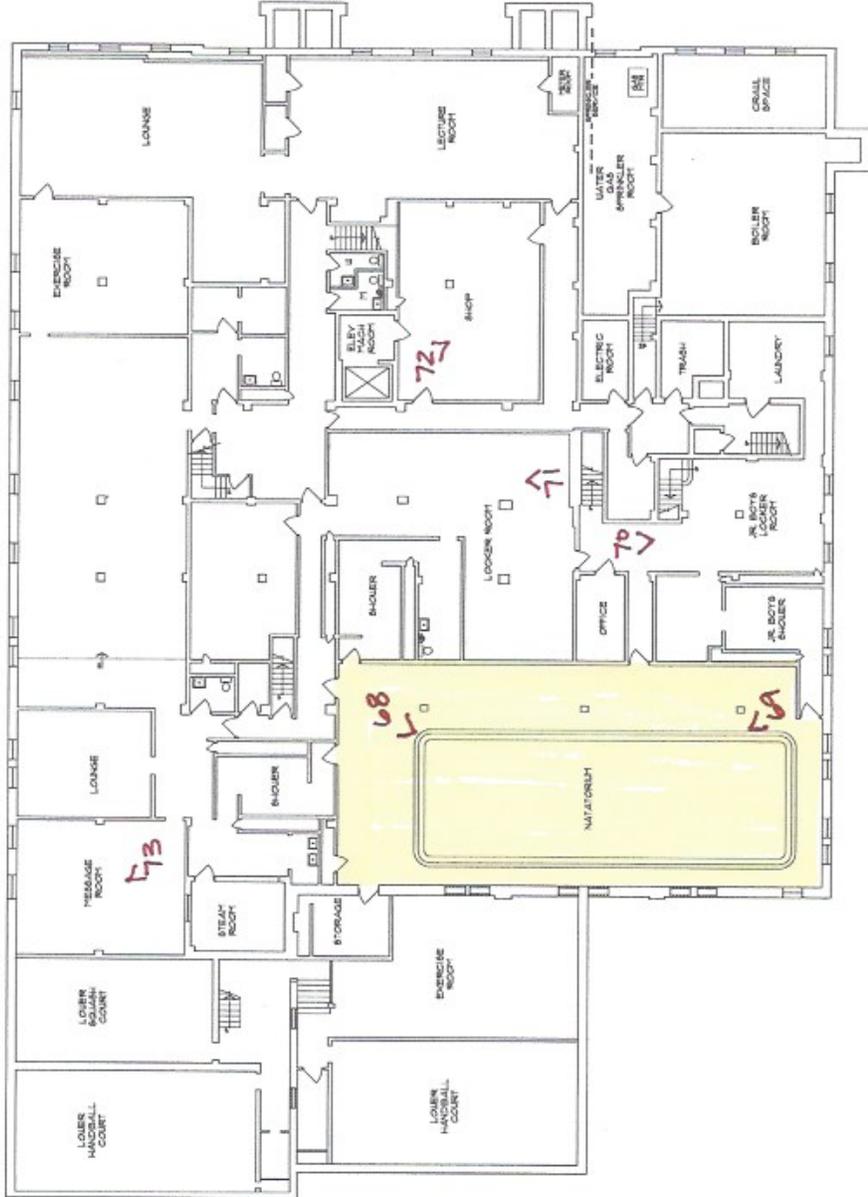
**Interior – 4th floor**

- 101. Interior: View of corridor, 4th floor, looking north
- 102. Interior: View of corridor, 4th floor, looking west
- 103. Interior: View of dormitory room, 4th floor, looking south
- 104. Interior: View of toilet room, 4th floor, looking north
- 105. Interior: View of dormitory room, 4th floor, looking east
- 106. Interior: View of corridor, 4th floor, looking south
- 107. Interior: View of dormitory room, 4th floor, looking southwest
- 108. Interior: View of dormitory room, 4th floor, looking south
- 109. Interior: View of corridor, 4th floor, looking north





EXISTING BASEMENT PLAN



EXISTING BASEMENT PLAN



EX3

HARRIS A. SANDERS  
ARCHITECTS, P.C.  
222 WASHINGTON AVENUE, NEW YORK, NEW YORK 10010  
RENOVATIONS FOR  
SENIOR APARTMENTS  
119 STAM STREET  
ROCHESTER, NEW YORK

EXISTING  
THIRD FLOOR PLAN

STATE STREET



EXISTING THIRD FLOOR PLAN



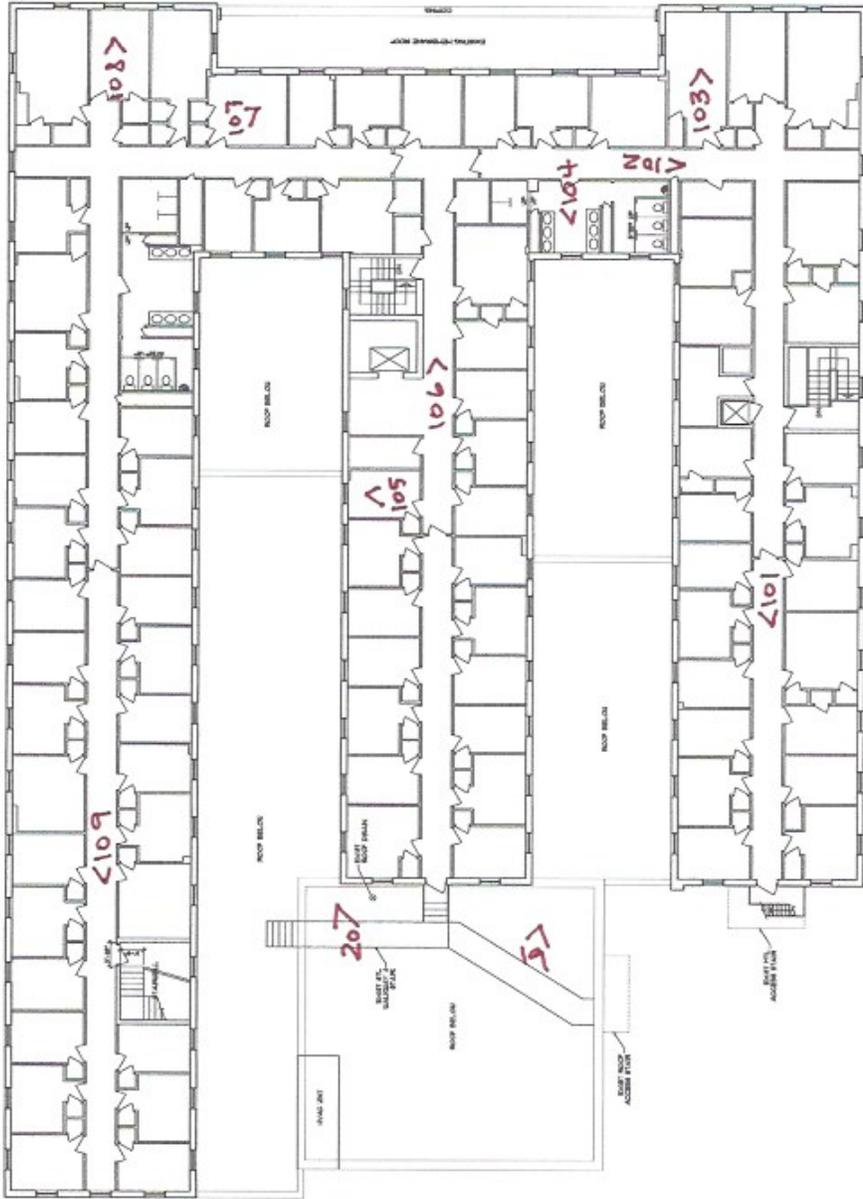
EX4



HARRIS A SANDERS ARCHITECTS, P.C.  
285 WASHINGTON AVENUE, SUITE 1200, NEW YORK, NY 10014  
ARCHITECTS FOR SENIOR APARTMENTS  
113 STATE STREET  
SCHENECTADY, NEW YORK

EXISTING FOURTH FLOOR PLAN

STATE STREET



EXISTING FOURTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"





**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

August 27, 2015

Lori Harris  
Norstar Development, US, LP  
733 Broadway  
Albany, NY 12207-2374

Dear Ms. Harris:

Re: Part 2 "Description of Rehabilitation"  
9-13 State Street, (Former YMCA)  
Schenectady, Schenectady County

The New York State Historic Preservation Office has completed review of the submitted Part 2 "Description of Rehabilitation" for the former Schenectady YMCA. I am familiar with this building and project, having toured with staff from Norstar and the architectural team formerly associated with it. While much of the proposed work is appropriate, there are some significant work items that do not reflect what my staff had recommended be incorporated into the project (and we understood would be) and may be grounds for denial by the National Park Service during their concurrence review. Briefly these are:

1. The removal of all existing historic wooden windows without documentation of deterioration beyond repair is a serious issue. Existing wooden windows represent a significant amount of historic fabric and character at most historic buildings and the Park Service requires that retention and repair (and appropriate retrofitting) be the first approach unless condition prevents it. A correctly repaired wooden window with a storm has been shown to be as efficient or more efficient than a modern double glazed window, can last longer, and can be as easy to operate. Arguing energy efficiency and operation problems before they are adequately proven does not meet the bar set for window replacement required by the Park Service.
2. If we were able to determine existing window were deteriorated and warranted replacement in whole, the submitted window drawings would not be clear enough to document an adequate match between the historic and proposed. Drawings on the 11 x 17s are not clear in the dimensions (difficult to read), and the 8 ½ x 11s do not show the interior muntin, and spacer bar, only the exterior.
3. The Part 2 notes that new acoustic batts and gypboard will be installed at the first floor spaces, but it does not note the height of the new ceiling. The existing dropped ceiling impacts several historic features; will the new ceiling be at a height close to that of the original?
4. Perhaps the most important matter, and one that we thought we had come to a solution on in preliminary project conversations are the upper floor "dormitory" rooms. These types of room are key to understanding both the history, program, and function of an historic YNCA building. We understand (and understood) that retaining all the units is not feasible. However we had discussed this and thought we had come to an understanding that one of the "E" wings would be retained as to floorplan. As with windows, the Park Service does not consider finances or other considerations when historic floorplan is proposed for removal. A project has to meet the Secretary of the Interior's Standards for Rehabilitation regardless.

I recommend we meet, either at my office or yours to talk about these matters. I understand and believe that this is a significant project for downtown Schenectady and also your organization and I wish to work to find a way for it to move forward using the Tax Credits. I can be reached at (518) 268-2172

Sincerely,

Julian W. Adams  
Director, Bureau of Community Preservation Services  
NYSHPO

Cc: Patrica Altman, PACA Preservation, Inc.



**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

October 9, 2015

Ms. Patricia Altman  
PACA Preservation, LLC  
P.O. Box 649  
Kinderhook, NY 12106

Re: YMCA  
9-13 State Street Schenectady, NY 12307  
Schenectady County

Dear Ms. Altman:

Following a detailed review, the State Review Board has recommended to the Commissioner of Parks, Recreation and Historic Preservation, who is the New York State Historic Preservation Officer (SHPO), that the property identified above be listed on the New York State Register of Historic Places and nominated to the National Register of Historic Places.

After reviewing the nomination, the SHPO has agreed with the recommendation of the State Review Board and has listed the property on the State Register of Historic Places. We shall now forward the nomination to the Keeper of the National Register in Washington, D. C.

If the Keeper of the National Register approves the nomination, the property will be listed on the National Register. You will be notified when this decision is made.

Information about the results of State and National Register listing were included in our earlier notification letter. If you have any further questions, please contact your field representative Emilie Gould, at the **Division for Historic Preservation**, (518) 268-2201.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic  
Preservation

## Appendix H - Tribal Correspondence



# Governor's Office of Storm Recovery



Andrew M. Cuomo  
Governor

Lisa Bova-Hiatt  
Interim Executive Director

January 12, 2016

Arnold Printup  
THPO Officer  
Saint Regis Mohawk Tribe  
412 State Route 37  
Akwesasne, NY 13655  
[arnold.printup@smrt-nsn.gov](mailto:arnold.printup@smrt-nsn.gov)

*Via electronic mail*

Re: **Grant Name:** HUD CDBG-DR  
**Undertaking:** 13 State Street, City of Schenectady, Schentady County, New York

Dear Mr. Printup:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58 tasked with assuring compliance with environmental laws including the National Historic Preservation Act (NHPA). GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Tribe to respond with any concerns or comments.

Norstar Development USA L.P. is proposing to redevelop the existing property located at 13 State Street in downtown Schenectady, New York. The property is occupied by a vacant, former YMCA and would be rehabilitated to provide mixed-income housing for senior citizens, along with commercial/community supportive facility space (see attached map).

The Project site is on an irregularly shaped lot bounded by State Street to the south, adjacent properties to the west and east, and the Stockade National Register Historic District to the north. The building fills the south end of the lot, separated from the public sidewalk along State Street by overgrown landscaped areas and from the neighboring buildings to the west and east by narrow paved driveways. To the rear of the building is a paved surface parking lot. The pavement throughout is in poor condition. The proposed repaving will disturb existing impervious areas and then repave them as either pervious or impervious surfaces.

The 13 State Street Project (Project) site is a 0.99-acre developed lot occupied by a 1926-era, four-story, masonry building and a 1968 building addition. The New York State Office of Parks, Recreation and Historic Preservation (SHPO) has reviewed and approved the Project, and listed the property on the NYS Register of Historic Places, and nominated the Project to the National Park Service (NPS) for listing on the National Register. The National Park Service (NPS) determined that the Project meets the National Register standards for rehabilitation (see NPS application forms and approvals, attached).

Specifically, we would appreciate any comments you have on the following issues:

- (1) The described project,
- (2) The described area of potential effect,
- (3) The potential effects of the undertaking on any historic property we have thus far identified,
- (4) Information on other historic property which might be present and could be effected by the proposed project, including property which has religious or cultural significance to one or more Indian Tribes or Native Hawaiian organizations,
- (5) Any Additional parties we should consider consulting,
- (6) Any other comments or information related to historic preservation that you believe is relevant to the section 106 review.

If the project areas encompass historic properties of religious or cultural significance to your Nation, please respond within 15 days or sooner. Please check the YES box if you wish to be consulted as part of the Section 106 process. Please check the NO box if you do not wish to be part of the Section 106 consultation process. Checking the NO box for this undertaking will NOT compromise your status as a consulting part for future projects in New York.

Yes, we are interested in being a consulting party.

No, we are not interested in participating in the above-mentioned undertaking.

Consulting Party (please print) \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please send your response to my email address at: [Lori.Shirley@nyshcr.org](mailto:Lori.Shirley@nyshcr.org) or to the address listed below.

Lori A. Shirley  
Deputy Director, Bureau of Environmental Review and Assessment  
Governor's Office of Storm Recovery, NYS Homes and Community Renewal  
40 State Street  
Albany, NY 12207

If any questions should arise concerning this matter, please contact me (518) 474-0755 or by e-mail. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Lori A. Shirley". The signature is written in a cursive style with a large initial "L".

Lori A. Shirley

Deputy Director, Bureau of Environmental Review and Assessment  
Governor's Office of Storm Recovery

# **Attachments**

The 13 State Street Project (Project) site is a 0.99-acre developed lot occupied by a 1926-era, four-story, masonry building and a 1968 building addition. The New York State Office of Parks, Recreation and Historic Preservation (SHPO) has reviewed and approved the Project, and listed the property on the NYS Register of Historic Places, and nominated the Project to the National Park Service (NPS) for listing on the National Register. The National Park Service (NPS) determined that the Project meets the National Register standards for rehabilitation (see NPS application forms and approvals, attached).

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- (2) The described area of potential effect,
- (3) The potential effects of the undertaking on any historic property we have thus far identified,
- (4) Information on other historic property which might be present and could be effected by the proposed project, including property which has religious or cultural significance to one or more Indian Tribes or Native Hawaiian organizations,
- (5) Any Additional parties we should consider consulting,
- (6) Any other comments or information related to historic preservation that you believe is relevant to the section 106 review.

If the project areas encompass historic properties of religious or cultural significance to your Nation, please respond within 15 days or sooner. Please check the YES box if you wish to be consulted as part of the Section 106 process. Please check the NO box if you do not wish to be part of the Section 106 consultation process. Checking the NO box for this undertaking will NOT compromise your status as a consulting party for future projects in New York.

Yes, we are interested in being a consulting party.

No, we are not interested in participating in the above-mentioned undertaking.

Consulting Party (please print) \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please send your response to my email address at: [Lori.Shirley@nyshcr.org](mailto:Lori.Shirley@nyshcr.org) or to the address listed below.

Lori A. Shirley  
Deputy Director, Bureau of Environmental Review and Assessment  
Governor's Office of Storm Recovery, NYS Homes and Community Renewal  
40 State Street  
Albany, NY 12207

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- (3) The potential effects of the undertaking on any historic property we have thus far identified,
- (4) Information on other historic property which might be present and could be effected by the proposed project, including property which has religious or cultural significance to one or more Indian Tribes or Native Hawaiian organizations,
- (5) Any Additional parties we should consider consulting,
- (6) Any other comments or information related to historic preservation that you believe is relevant to the section 106 review.

If the project areas encompass historic properties of religious or cultural significance to your Nation, please respond within 15 days or sooner. Please check the YES box if you wish to be consulted as part of the Section 106 process. Please check the NO box if you do not wish to be part of the Section 106 consultation process. Checking the NO box for this undertaking will NOT compromise your status as a consulting party for future projects in New York.

Yes, we are interested in being a consulting party.

No, we are not interested in participating in the above-mentioned undertaking.

Consulting Party (please print) \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please send your response to my email address at: [Lori.Shirley@nyshcr.org](mailto:Lori.Shirley@nyshcr.org) or to the address listed below.

Lori A. Shirley  
Deputy Director, Bureau of Environmental Review and Assessment  
Governor's Office of Storm Recovery, NYS Homes and Community Renewal  
40 State Street  
Albany, NY 12207

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Sincerely,

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Lori A. Shirley

Deputy Director, Bureau of Environmental Review and Assessment  
Governor's Office of Storm Recovery

# **Attachments**

If any questions should arise concerning this matter, please contact me (518) 474-0755 or by e-mail. Thank you.

Sincerely,

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Lori A. Shirley

Deputy Director, Bureau of Environmental Review and Assessment  
Governor's Office of Storm Recovery

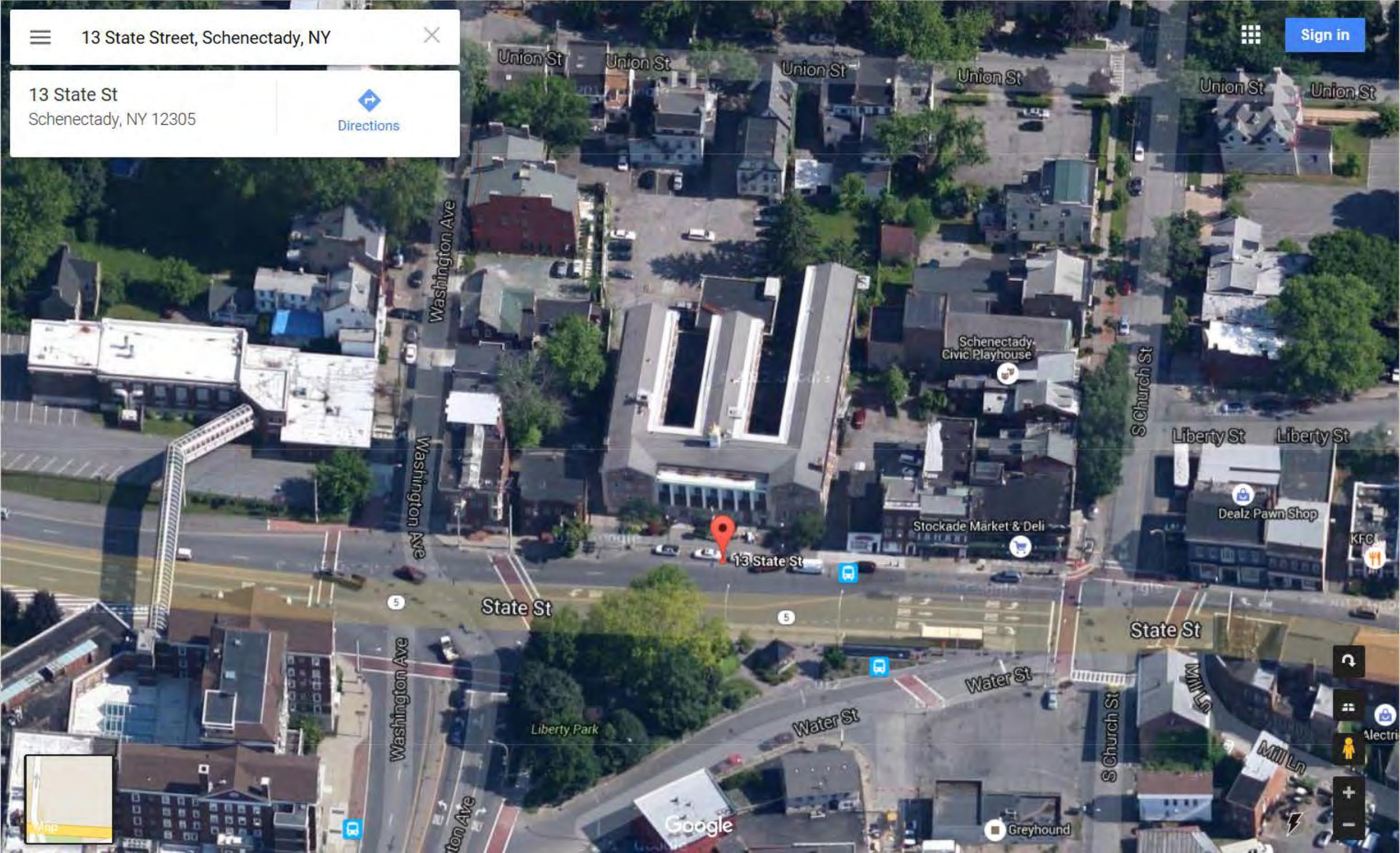
# **Attachments**

☰ 13 State Street, Schenectady, NY ✕

☰ Sign in

13 State St  
Schenectady, NY 12305

📍  
Directions



Map navigation controls including a refresh button, a full-screen button, a person icon, a zoom in (+) button, and a zoom out (-) button.



**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

October 9, 2015

Ms. Patricia Altman  
PACA Preservation, LLC  
P.O. Box 649  
Kinderhook, NY 12106

Re: YMCA  
9-13 State Street Schenectady, NY 12307  
Schenectady County

Dear Ms. Altman:

Following a detailed review, the State Review Board has recommended to the Commissioner of Parks, Recreation and Historic Preservation, who is the New York State Historic Preservation Officer (SHPO), that the property identified above be listed on the New York State Register of Historic Places and nominated to the National Register of Historic Places.

After reviewing the nomination, the SHPO has agreed with the recommendation of the State Review Board and has listed the property on the State Register of Historic Places. We shall now forward the nomination to the Keeper of the National Register in Washington, D. C.

If the Keeper of the National Register approves the nomination, the property will be listed on the National Register. You will be notified when this decision is made.

Information about the results of State and National Register listing were included in our earlier notification letter. If you have any further questions, please contact your field representative Emilie Gould, at the **Division for Historic Preservation**, (518) 268-2201.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic  
Preservation



**Parks, Recreation  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ROSE HARVEY**  
Commissioner

October 9, 2015

Lori Harris  
Norstar Development USA, LP  
733 Broadway  
Albany, NY 12207-2374

Dear Ms. Harris:

Re: Part 2 Description of Rehabilitation  
9-13 State Street (YMCA)  
Schenectady, Schenectady County

The New York State Historic Preservation Office has completed review of the submitted Part 2 Description of Rehabilitation application for 9-13 State Street (YMCA) Schenectady, Schenectady County and has forwarded the materials to the National Park Service with the recommendation that it be approved, and that the project receive Preliminary Certification.

The National Park Service will contact you regarding payment of the Part 2 review fee. Once that is paid you can expect to hear from the National Park Service regarding their decision in approximately 30-45 days.

On behalf of the New York State Historic Preservation Office, I would like to thank Norstar for investing in the built heritage of New York State. If anyone has any questions, or if I can be of any assistance, please call me at (518) 268-2172.

Sincerely,

Julian W. Adams  
Director, Bureau of Community Preservation Services  
NYSHPO

CC: Patrica Altman, PACA Preservation



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**

NPS Project Number

**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

**1. Property Name** Young Men's Christian Association (YMCA)

Street 13 State Street

City Schenectady County Schenectady State NY Zip 12305

Name of Historic District NA

National Register district  certified state or local district  potential district

**2. Nature of request** (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

**3. Project Contact** (if different from applicant)

Name Patricia Connolly Altman Company PACA Preservation, LLC  
 Street P.O. Box 649 City Kinderhook State NY  
 Zip 12106 Telephone 518-821-2575 Email Address paltman@paca-preservation.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name LORI Harris Signature Lori Harris Date 5-27-15  
 Applicant Entity Norstar Development USA, LP SSN \_\_\_\_\_ or TIN 75-2703932  
 Street 733 Broadway City Albany State NY  
 Zip 12207 Telephone 518-431-1051 Email Address Lharris@norstarus.com

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

**Preliminary Determinations:**

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

NPS comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**

Property name Young Men's Christian Association (YMCA) NPS Project Number \_\_\_\_\_  
Property address 9-13 State Street Schenectady Schenectady NY 12305-1705

**5. Description of physical appearance**

The Schenectady Young Men's Association (YMCA) Building is located at 9-13 State Street in the city of Schenectady, New York. Designed in a mix of early-twentieth century revival styles, the four-story-and-basement, 94,580-SF building is nearly rectangular in plan overall - with E-shaped upper floors - and comprises the original building, constructed in 1926-28, and a square, three-story rear addition completed in 1968. The entire structure is of masonry and steel construction with poured-concrete foundation, red-brick exterior walls, stone and cast-concrete detailing, and intersecting gable roofs. The stately façade features twin main entrances and is dominated by an elevated two-story veranda with substantial wood columns. Window openings are filled with a variety of wood double-hung units. The interior is arranged programmatically, with richly-paneled social spaces in the front half of the first floor, athletic facilities in the rear, and small dormitory rooms on the upper floors. The vacant property is in fair condition, suffering from lack of maintenance after extended heavy use housing a large population of disadvantaged men. Despite this, it retains a high degree of integrity. The exterior is nearly unchanged since original construction, and while some interior areas have been altered and there are replacement finishes throughout, the main programmatic spaces that were essential to carrying out the YMCA's mission are intact.

See attached.

Date(s) of building(s) 1926-28 Date(s) of alteration(s) 1968, 1992

Has building been moved?  no  yes, specify date \_\_\_\_\_

**6. Statement of significance**

The Schenectady Young Men's Christian Association (YMCA) Building is significant under Criterion A: SOCIAL HISTORY and Criterion C: ARCHITECTURE. Completed in 1928, the Schenectady YMCA is associated with the national YMCA movement that spread during the late-nineteenth and early-twentieth centuries with the mission to improve the spiritual, mental, social, and physical condition of young men. Locally, it is directly associated with the period of tremendous industrial and urban growth in Schenectady at this time. Starting in the second half of the nineteenth century, the city experienced a population boom, as workers and their families were attracted to training and jobs in the factories of ALCO, General Electric, and other important industries. With the support of progressive civic and corporate leaders, the local Association worked to provide the increasing numbers of boys and young men - many who were new to the city and far from home and family - with a wholesome environment and healthy leisure activities and to mold them into morally-upright citizens and employees. As an intact example of a purpose-built YMCA building from the 1920s, the Schenectady Young Men's Christian Association Building is also associated with the national YMCA's efforts during the early twentieth century to standardize its building practices by merging facility planning at the national level with local architectural expression. With an exterior designed by the New York City firm Helmle and Corbett, the building's interior plan fully embodies the Building Bureau's standardized arrangement of spaces - lobbies, social rooms, athletic facilities, a swimming pool, and dormitory rooms - devised to function efficiently and programmatically as a "manhood factory."

See attached.

**7. Photographs and maps.** Send photographs and map with application.

**SITE**

The Schenectady YMCA is prominently located on the north side of State Street, the city's main urban thoroughfare, which extends from the Western Gateway Bridge over the Mohawk River east into downtown proper. Directly across State Street is Liberty Park, a small triangular-shaped public park that holds a miniature, replica Statue of Liberty. To the southwest is the 1925 Hotel Van Curler<sup>1</sup> (now Schenectady County Community College). The building is sited on an irregularly-shaped lot bounded by State Street to the south, adjacent properties to the west and east, and, to the north, the Stockade National Register Historic District, a dense neighborhood of seventeenth-, eighteenth-, and nineteenth-century buildings.<sup>2</sup> The most massive structure on this mixed-use (commercial and residential) block of State Street, the YMCA building nearly fills the south end of the lot, separated from the public sidewalk along State Street only by steps to its twin entrances and small landscaped areas. It is separated from the neighboring buildings to the west and east by narrow paved driveways. To the rear of the building is a paved surface parking lot.

**EXTERIOR**

Four stories overall with a raised basement throughout, the original 1926-28 YMCA building is nearly rectangular in plan on the first and second stories. However, the upper stories are E-shaped with a main rectangular section parallel to State Street and three rectangular wings extending perpendicular to the rear – the east wing being longer than the other two. A three-story, square rear addition was constructed in 1968. Designed in a mix of early-twentieth century Federal and Georgian Revival styles, the building has a masonry foundation, red brick exterior walls with stone and cast-concrete details, and a variety of double-hung windows.

The main E-shaped intersecting-gable roof, originally standing-seam metal, is now covered with asphalt shingle. A square, louvered lantern topped with a gold-colored finial and weather vane is centered on the main gable. Brick chimneys serving first- and second-floor fireplaces are located in the southeast and southwest corners of the building. Lower flat roofs have built-up roofing with mechanicals and sections of fire escape located on them.

Façade (South Elevation)

The façade features a center seven-bay, side-gable section flanked by three-bay front-gable wings. Basement level is a stone block foundation with stone water table. Here, window openings, originally with nine-light units, are now filled with glass block or are boarded over. The basement's seventh bay was altered in 1992 with the insertion of an opening filled with a flat metal door for a lift on the interior. Upper-story façade walls are red brick laid in Flemish bond. A stone band under the first-story windows runs the length of the façade. The façade has certain Georgian characteristics, such as stone quoins marking the corners of the wings and a dentilated, pressed-metal cornice with returns on the gable ends of the wings and along the main roof above the fourth story of the center section.

Reached from the public sidewalk by flights of five concrete steps with curved wrought-iron railings, two identical first-story entrances are situated in the second and sixth bays of the façade's center section. Each opening is framed with highly-ornamented stone masonry that features fluted pilasters with Corinthian capitals supporting a dentilated broken pediment with an urn and cornucopias. Non-original signage fills a board under each frieze. Stone quoins further visually emphasize each entrance. The two openings are filled with double-leaf multi-light (boarded over) wood doors with ten-light transoms. The rest of the central section's first story has window openings above stone sills and panels beneath, flat brick arches with stone keystones, and 9/9 wood windows. The story is topped with a stone band – incised "Young Men's Christian Association" – and a simple cornice.

At the second story, the center section features the façade's most prominent element, a recessed two-story veranda. Paneled wood columns support the veranda's shallow shed roof. Wrought-iron railings with a decorative central oval span the space between columns. Historic photographs show that the veranda roof originally had a Chinese Chippendale-style wood balustrade along its edge that was removed prior to 1952 and never replaced. The veranda's interior walls and ceiling are painted stucco, and the floor is covered with terracotta pavers. At the second story, seven bays of door openings filled with wood French doors give access to the veranda from the building interior. The third story has seven bays of 6/6 wood windows. Above the veranda roof, the fourth story of the façade's center section is recessed between the west and east front-gable wings and has seven bays of window openings with 6/6 units.

The west and east three-bay front-gable wings are nearly identical. On the first story, window openings are framed in stone

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<sup>1</sup> See: National Register of Historic Places, Hotel Van Curler, Schenectady, Schenectady County, New York, National Register # 85002277.

<sup>2</sup> See: National Register of Historic Places, Stockade Historic District, Schenectady, Schenectady County, New York, National Register #73001267 and #84002962 (boundary increase).

Young Men's Christian Association (YMCA)  
9-13 State Street, Schenectady, Schenectady County, NY

with keystones and visually supported by stone console brackets; the middle bay opening is further ornamented with a triangular pediment supported by a second set of brackets. The west wing has retained the original stone panels beneath each window, while on the east wing, openings were made between the consoles and filled with louvers in 1968. At the second and third stories of each wing, window openings have stone sills, brick flat arches with stone keystones, and affixed louvered metal shutters (some of which are missing). Window openings are 9/9 on the first story, 6/9 on the second, and 6/6 on the third. At the fourth story, the middle bay of each gable end has a tall arched-top window with a wrought-iron balconet flanked by quarter-round windows.

#### West Elevation

On the twelve-bay west elevation of the original 1926 building, the refined materials of the façade are continued in a one-bay return (twelfth bay): stone foundation and water table at basement level; red brick laid in Flemish bond; stone band below the first-story windows; and stone quoins. Here, the first-story window opening is framed in stone with keystone, consoles, and lower panel. Similarly, the upper stories of this first bay have window openings with stone sills and brick flat arches with stone keystones. However, the majority of the west elevation is utilitarian with a simple pressed-metal cornice; red brick laid in common bond; basement window openings filled with non-original glass block, brick, and/or louvers; and window openings with cast-concrete sills and soldier-course lintels.

The fenestration reflects the arrangement of the interior spaces. In the first five bays, there is a mismatch between the lower and upper two floors. Where the main gymnasium is located on the lower two stories, paired 6/6 wood windows are set into the brick wall in three two-story arched recesses with cast concrete sills, keystones, and brick-paneled spandrels. Where there are social and program rooms on the lower two stories of the remaining seven bays, openings are filled with single window units – 9/9 and the first story and 6/9 at the second. The exception is at the fifth bay. There, a double-leaf metal slab door on the first floor and window openings above are out of line with the rest of the fenestration owing to the egress stairwell on the interior. The third and fourth stories of the west elevation, housing the majority of the dormitory rooms, have smaller window openings filled with 6/6 units. Electrical conduit, security light fixtures and cameras, vents, and an exhaust fan have been installed along this elevation.

#### East Elevation

The eighteen-bay east elevation is much like the west, with a one-bay return continuing the characteristic materials and ornamentation of the façade, and the remainder of the elevation in red brick laid in common bond, with window openings above cast-concrete sills and below soldier-course lintels. Basement window openings are filled with non-original glass block, brick, and/or louvers, and electrical conduit, security/spot lighting fixtures and cameras, cables, vents and exhaust fans have been installed throughout.

Here again, the fenestration expresses the arrangement of the interior spaces. Social and programmatic areas, at the second through seventh bays, have first-story window openings filled with 9/9 units and second-story openings filled with 6/9. Alterations in this area date to 1968 when the men's social and billiards rooms were converted into the kitchen and dining areas. Rectangular openings were made in the masonry under many of the first-story windows to install louvers for the new heating units in the dining rooms; one first-story window opening was infilled with brick and a louver for to vent the kitchen; and, in the eighth bay, single-leaf metal slab doors were added at the first and second floors opening onto a steel loading/delivery dock at the first story and a covered steel fire escape on the second story. At the location of the Y's smaller, secondary gymnasium, the first and second stories of the ninth to fourteenth bays are treated identically to the west elevation with three two-story arched recesses. At the athletic courts in the fifteenth through eighteenth bays, there are no openings in the first or second stories.

As seen on the west elevation, there are typical 6/6 dormitory windows throughout the third and fourth stories.

#### North (Rear) Elevation & Addition

The rear elevation originally consisted of the three-bay rear gable ends of the west, center, and east wings, between which were lower, two-story sections; the gymnasiums filled much of the lower building. Today, a square, protruding, three-story addition built in 1968 obscures the lower stories of the center wing and portions of those two-story sections between the wings. Where visible, the rear elevations of the original wings are consistent with the east and west elevations: walls of red brick laid in common bond; window openings with cast concrete sills and soldier course headers filled with 6/6 wood units; window openings at basement level infilled with non-original glass block or vents; and a simple pressed-metal cornice with gable-end returns. On the east wing, the first and second stories have no openings, owing to the location of athletic courts, and the third and fourth have three bays of 6/6 dormitory windows. On the center wing, only the fourth story is exposed; it has two 6/6 dormitory windows flanking a single-leaf metal slab door that provides egress to a steel fire escape and access to the flat roofs. On the west wing, there are 6/6 windows at all levels (with the exception of the first story) that flank door openings filled with various types of units that provide egress to a four-story steel fire escape. The two-story section between the east and

Young Men's Christian Association (YMCA)  
9-13 State Street, Schenectady, Schenectady County, NY

center wings is inaccessible and obscured by ivy and trees. Although only a portion of the two-story section between the center and west wings was left exposed when the addition was built, it is evident that there had been two-story arched recesses in the brick for paired windows as on the side elevations.

Situated in the ell created by the extended east wing and the center wing, the three-story, flat-roofed addition was built in 1968 to house athletic courts and storage. It has an exposed poured concrete foundation, walls of red brick laid in running bond, and no extant window openings. The north and west elevations are heavily covered with ivy. A first floor door opening filled with a single-leaf metal slab door provides egress to the steel fire escape that also provides egress from the roof. It appears that a second-story window opening above it was filled with brick at some time.

#### Interior Elevations

The interior elevations of the E-shaped upper stories are the same as the side and rear elevations: walls of red brick laid in common bond and window openings with cast concrete sills and soldier course headers. Openings are generally filled with 6/6 wood units, but there are also a variety of later replacement windows and boarded-over openings. Electrical conduit, security lighting, cables, and vents are found throughout.

### **INTERIOR**

The Schenectady YMCA Building was designed as a very specific, purpose-built "manhood factory" (a term coined by Theodore Roosevelt), and it was an efficient multi-functional facility that supported the mission and carried out the programmatic goals of the organization that constructed it. The building was organized into functional zones dedicated to the various age groups it served and the various programs of the organization. Because the organization originally served both boys and men, separate entrances (boys' on the west and men's on the east) were created to lead into separate first-floor spaces intended to target the needs and interests of each age group appropriately. In addition, the front (south) portions of the first and second floors were designed primarily for the organization's social, spiritual, and educational programs while the rear (north) of the first and second floors, as well as the basement, were for the athletic/physical programs. The third and fourth floors were dormitory housing.

#### First Floor, West (Boys' Rooms)

The Boys' Rooms on the west side of the first floor are made up of three original interior spaces: the lobby, the older boys' social room, and younger boys' social room. Originally all three spaces were open to each other via wood-paneled arches. Glass and wood partitions inserted into those arches, in 1968, now close off the social rooms from the lobby; the two social rooms are still open to each other however. The rooms are accessed through the west entrance and a small vestibule, with marble steps leading through French doors to the lobby. It is separated from the men's lobby to the east by doors and a short corridor with a stair leading to the basement. The boy's lobby has wood-paneled arched openings, wainscoting, and substantial door trim throughout; original tile flooring with slate base; flat plaster walls; and non-original, suspended acoustical tile ceiling with fluorescent lighting. An L-shaped wood-paneled reception desk, which appears to be original, is built into the arches; behind it are a window and doors to offices in the core of the first floor.

The large L-shaped space to the west contains the older and young boys' social rooms. It was altered in 1968 when the wood-paneled arched openings to the lobby were filled with glass and wood partitions. The south portion of this space, originally the older boys' social room, features a brick fireplace with wood mantle, wood-paneled wainscoting and slate base, and two small closets in the front corners. To the north of it, through three arched openings, the younger boys' room has a stone-faced fireplace flanked by built-in wood benches and, in place of wainscoting, a simple piece of molding at mantle height. The two social rooms have always been open to each other. Both have substantial wood window trim but, otherwise, few finishes are original, including the carpeting, suspended acoustical tile ceiling, box fluorescent light fixtures, and ceiling fans.

North of the lobby reception desk, a stair leads down to the basement pool facilities and a corridor continues back to the main gymnasium. To the west are an egress stairwell and a space that was converted to a girls' locker room in 1968; to the east is a small toilet room.

#### First Floor, East (Men's Rooms)

The Men's Rooms on the east side of the first floor are made up of four original interior spaces: the lobby, the young men's social room (which is now partitioned into offices), the men's social room, and the billiards room. In 1968, the men's room and billiards room were remodeled into dining rooms, and a kitchen was added in an adjacent secondary space. Entering through the east entrance and vestibule, the men's lobby has the same finishes as the boys' lobby: wood-paneled arched openings, wainscoting, and substantial door trim throughout; original tile flooring with slate base; flat plaster walls and textured ceiling; and non-original lighting. The curved wood-paneled reception desk and paneled low partitions that enclose a portion of the lobby date to 1992. To the west, a straight stair with a simple wood balustrade leads up to the second floor; a door marked

Young Men's Christian Association (YMCA)  
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"Boys Division Office" leads to a corridor that separates the men's and boys' lobbies.

To the west of the vestibule, a pair of wide French doors, topped with a delicately-wrought fanlight, lead into what was originally a social room for young men (ages 18-25). Opposite this impressive entry, recessed shelving mirrors the entrance with the same molding and fanlight. This room has been divided and reconfigured as offices several times and now has a drywall partition dividing it into a narrow (one bay) front room with two doors opening into a larger room to the west. These rooms have been heavily altered and non-original finishes are found throughout. For instance, the wainscoting in the larger of the two rooms does not match the original style found throughout the first-floor programmatic spaces; the north wall appears to have been built out with a stud wall; the brick fireplace is missing its mantle; and the suspended ceiling cuts across the top of the fanlight.

To the east of the vestibule, the former men's social room, which originally mirrored the older boy's social room on the west side of the first floor, was adapted as a dining room in 1968 and further altered in 1992 to accommodate the lift providing access from the sidewalk on State Street. Today, the room is accessed through the arched opening from the vestibule, as the arched opening from the lobby was filled with glass and wood partition in 1968; an additional opening (from the former billiards rooms) with double doors on the north wall also dates to dining room conversion. In 1992, along with the lift, storage closets and an opening with double-leaf one-light entrance doors further reduced the space. Despite these changes, the original wood-paneled wainscoting and window trim survive, plus a brick fireplace with the same wood mantle as seen in the older boy's social room. However, many other finishes are not original, including carpeting, textured ceiling with modest crown mold, light fixtures, and replacement heating units installed in 1992.

The original billiards room, which mirrored the younger boy's room on the west, is north of the former men's social room. The original tile floor is exposed with original wood window trim and paneled wainscoting (here, taller than in other spaces), along with a non-original acoustic tile ceiling and light fixtures. Originally open to the lobby on the west through the three arched openings, the room was enclosed in 1968 with wood and glass partitions and has doors inserted in the northernmost arch. Four door openings, also made in 1968, lead into the kitchen to the north. It is unclear what that space was originally and how it was configured and finished, but today it is outfitted as a commercial kitchen, with equipment, counters, sinks, and tile throughout. These spaces are heavily water damaged.

North of the reception desk in the lobby, a stair leads down to the basement pool facilities, and a corridor continues back to the main gymnasium. To the west is a small vestibule for the elevator, installed in 1968, that serves all floors of the building; to the east is a kitchen storage room.

#### First-floor Offices

A suite of former administrative offices is located between the east and west lobbies, in the core of the building and accessible from both sides. This area is entirely utilitarian in character and was reconfigured in 1968 and 1992 into small rooms with a variety of non-original finishes and fixtures.

#### Athletic Facilities

The north half of the building, below the residential third and fourth floors, houses the YMCA's athletic facilities: the main gymnasium, secondary gymnasium, athletic courts, and swimming pool. Recent water infiltration has severely damaged acoustical ceiling tile, plaster ceilings and walls, and hardwood floors throughout the gymnasiums and athletic courts.

When the building was constructed, the YMCA boasted that the 2-story, 50' x 80', main gymnasium in the west rear of the building did not have columns or radiators to get in the way of activities. Today, the gymnasium remains an unobstructed open space with the original (but severely-damaged) hardwood floor and tawny wall tile, plus non-original acoustical tile ceiling and utility pendant and flush-mount light fixtures. Accessed by a stair in the southeast corner of the space, with a wood handrail and metal balustrade, an oval steel-framed running track with metal-pipe railing rings the perimeter of the room at the second floor level. The room gains natural light through 6/6 windows in openings on the south, west, and north elevations. Paler beige tile marks window openings on the north wall that were filled when the 1968 rear addition was constructed; at the same time, two first-floor door openings were added to the same wall to provide access to new storage rooms in the addition.

A smaller gymnasium is located to the east of the main gym through a double-width door opening. This 2-story, 40' x 68' room also has a severely damaged hardwood floor, tawny wall tile, acoustic tile ceiling, utility pendant light fixtures, and paired 6/6 windows in openings on the east wall. Here, pale beige tile on the south wall marks the location of a former opening from the men's lobby. The same mismatched tile covers much of the west wall from floor to ceiling, suggesting that the two gyms were originally more open to each other than they are now.

Athletic courts, originally intended for squash and handball, are located north of the gymnasiums in the rear of the building,

Young Men's Christian Association (YMCA)  
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with the 1968 addition on the west and the original set of courts on the east. The courts are greater than one story in height, so upper and lower courts span more than three floors, with interstitial levels providing for player access and spectator areas. At the first floor, low-ceilinged viewing areas look down on three of the four courts accessed by players from the basement level. There are also storage rooms on this interstitial level that are accessible from the main gymnasium. Entrances to the four upper courts and a small toilet room are located on the level above; viewing areas are above that. A stair with wood handrails and metal balustrades serves all levels in the rear of the building.

A decommissioned rectangular concrete swimming pool is the central feature of the YMCA basement. By 1927, a pool was a standard YMCA feature; in this case, the perimeter of the pool is ornamented with floor mosaic, with decorative tile insets around the walls and tiled seating area, all in various shades of tan and brown. The rest of the basement is utilitarian in character. Locker, shower, and toilet rooms serve the pool facility. The original bowling alleys and snack bar have been removed. Other spaces may have been originally used as lecture and club rooms. There are also mechanical rooms and a shop at basement level.

### Second Floor

The arrangement of the second floor dates largely to the 1992 alterations. According to accounts from the building's opening, the second floor originally featured an auditorium, smaller rooms for classes or clubs, a reading room, kitchen for catering small events, and only 16 dormitory rooms. Today, it contains about 35 dormitory rooms organized around the perimeter of the building and two large rectangular light wells located to the rear of the main section of the building and between the west and center wings and the center and east wings. Although rooms vary somewhat in size, the typical room is approximately 8' x 13' in size, with a small closet, single window, and cast-iron radiator. Corner rooms have two windows and can be larger. Seven dormitory rooms have wood French doors opening out onto the veranda. Finishes in the rooms and common areas are typically 9" x 9" asbestos tile flooring; a variety of basic base and window trim; plaster or gypsum stud walls; wood paneled or slab doors in metal frames; and fluorescent lighting. Plumbing, cable, wiring, and conduit are exposed throughout.

In the center of the second floor is the main, straight stair from the first floor lobby with a communicating stair for upper floors; in addition, there is a small lobby for the building elevator just to the north. An egress stair is on the west and egress to an exterior fire escape is located on the east. The corridor system that exists is winding but essentially shaped like a 6. Three corridors for the wings run off a main west-east corridor; the center and east wings are also connected via a second narrow hall running perpendicularly between them.

Communal spaces include two non-original kitchens and two non-original ceramic-tiled toilet/shower rooms located on the light wells, and two altered common spaces with brick fireplaces with wood mantles, located in the southwest and southeast corners of this floor. Permit drawings show that, prior to 1992, there had been larger square rooms in these corners of the floor, each with a fireplace flanked by two windows on the side (west or east) elevation and three windows looking out on State Street. During renovation, the walls enclosing each of these rooms were removed and three dormitory rooms were inserted in each space, leaving the fireplace in a reduced common area. Also in 1992, a large, rectangular room originally looking out on the veranda -- with entrances flanking the lobby stair and three pairs of French doors opening to the veranda -- was partitioned into three dormitory rooms and a section of corridor. Finally, the landing for the lobby stair -- previously open to an east-west corridor and the bisecting corridor of the center wing -- was enclosed, and the entire east-west corridor shifted to be double-loaded in order to accommodate more small dormitory rooms carved out of the previously larger spaces.

### Third and Fourth Floors

The nearly identical third and fourth floors have an E-shape, with double-loaded corridors lined with 82 dormitory rooms each and two non-original communal toilet/shower rooms per floor. Unlike the second floor, the third and fourth floors appear to have retained their original layout. These floors are reached by the central stairwell and elevator, with an egress stair in the west wing, and egress to exterior fire escapes from the ends of the west and central wings. The utilitarian character and non-original finishes of the dormitory and common areas are the same as found on the second floor. Rooms again vary in size, but are typically 8' x 13', with a small closet, single window and cast-iron radiator. Corner rooms have an additional window and can be larger. Some of the larger rooms appear to have been used most recently as offices rather than dormitory rooms.

**6. Statement of Significance (cont'd)****CRITERION A: SOCIAL HISTORY**The Young Men's Christian Association Movement

The Young Men's Christian Association (YMCA) was founded in 1844 by George Williams (1821-1905), an English store clerk. As Williams himself had done, young men from rural areas were flocking into London – a booming center of industry and commerce – in search of employment. Filled with unhealthy influences and harmful physical, social and spiritual conditions, the city presented a bleak urban environment to these men working long hours for little wages far from their homes. Williams joined with other clerks to establish the Young Men's Christian Association as a refuge promoting Christian values, Bible study, and prayer.<sup>3</sup>

The idea spread quickly to other cities in Great Britain and beyond and, in less than a decade, the Young Men's Christian Association became an international movement. The first group in the United States was established in 1851 when Captain Thomas Valentine Sullivan (1800-1859), a seaman and missionary inspired by the work of the Association in London, formed an Association in Boston as a "home away from home" for sailors.<sup>4</sup> Modeled directly on London, the Boston Association stated its constitutional mission as being "the improvement of the spiritual and mental condition of young men."<sup>5</sup> Boston would, in turn, serve as the model for subsequent U.S. Associations, at least in the short term.

Young Men's Christian Associations proliferated across the United States following economic trends and patterns of development throughout the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. They typically met in rented spaces or church facilities until just after the Civil War when the New York, Chicago, and San Francisco Associations all constructed impressive buildings designed specifically to serve their functional needs and objectives. The New York Association caused controversy in the more conservative parts of the country with the addition of a physical component to its mission – "The improvement of the spiritual, mental, social and physical condition of young men" – which justified the inclusion of gymnasium and other athletic facilities in its new building.<sup>6</sup> Ultimately, this four-fold mission would be adopted throughout the country and the YMCA today is best known for its athletic facilities and activities.

Construction picked up in earnest during the 1880s in Eastern and Midwestern cities and expanded to cities in the Western U.S. by the turn of the 20<sup>th</sup> century. In the years between the Civil War and World War I, Associations constructed over a thousand buildings across the country. Most urban communities had a YMCA building by the start of the Depression.<sup>7</sup>

This period in the United States was marked by great corporate expansion and a shift from agrarian to industrial society. It was also a time of progressive reform. Fueled by the desire to make American society better and safer, progressives took on the problems associated with industrialization and urbanization and aimed to improve working and living conditions in cities across the country. A common concern was the increase in leisure time resulting from the decrease in standard working hours. More specifically, at issue was *how* boys and young men – often new to city life and living far from home and family – would spend this extra leisure time. To combat such unwholesome influences of the urban environment as drinking, crime, and prostitution, efforts were made to provide healthy spaces and recreational activities that promoted good Christian morals and citizenship.

The issue of leisure time and the need to foster positive moral character and citizenship would be discussed at length at the 1928 dedication ceremony of the Schenectady YMCA. Delivering the primary address, Dr. George B. Cutten, president of Colgate University, stated, "What a person does with his leisure time, particularly the young men, constitutes without a doubt the greatest threat of the present age. Any young man would just as soon be good as bad if we only give him the opportunity." He continued:

Working conditions are different now than they were a few years ago. There is a tendency to give a person more leisure time. We must find new and improved ways for wasting time ... In many places the five-day working week is no longer a prophecy but a reality ... The eight hours a man works and the eight hours he sleeps do not cause us any concerns. During those hours his time is occupied, it is the eight hours of his

<sup>3</sup> "YMCA in the United States," The YMCA of the USA, accessed online 6 July 2015 (<http://www.ymca.net/history>).

<sup>4</sup> "Young Men's Christian Association of Greater Boston Records," Northeastern University/University Libraries Archives and Special Collections Finding Aids, accessed online 6 July 2015 (<http://www.library.neu.edu/archives/collect/findaids/m13find.htm>).

<sup>5</sup> Richard Cary Morse, *History of the North American Young Men's Christian Associations* (New York: Association Press, 1913), 15.

<sup>6</sup> Morse, 76.

<sup>7</sup> Paula Lupkin, *Manhood Factories: YMCA Architecture and the Making of Modern Urban Culture* (Minneapolis, MN: University of Minnesota Press, 2009), xv-xvi.

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leisure time that constitutes the problem. He must have some form of reaction [sic] and recreation during that eight hours of leisure time and it is that period in which he will do either good or evil.<sup>8</sup>

The Young Men's Christian Association was part of the larger progressive movement intended to address the needs of a rapidly changing society. Hailed as "manhood factories" by Theodore Roosevelt, Association buildings were designed, as explained by architectural historian Paula Lupkin, "to mass-produce properly socialized, practically educated, and morally upright young men for the modern age."<sup>9</sup>

#### Schenectady Young Men's Christian Association Early Years

In 1858, the Young Men's Christian Association of Schenectady was initially founded with the mission "to promote Evangelical Religion among the young men of this city and vicinity," as was stated at the Association's second organizational meeting.<sup>10</sup> Establishing the Association in a fully functioning facility, however, was not realized for more than a half century. Over those difficult decades, it met in various rented facilities and inadequate locations and disbanded and reorganized several times.

Under the leadership of former Union College professor John Newman, the Association spent its first years in second-floor rooms in the Clute Building at 202 State Street, the city's main commercial thoroughfare. Providing only a lecture and prayer service, the group abandoned its work in 1863, at the start of the Civil War. Four years later, owing to the renewed interest of a group of civic-minded men, the Association was reorganized under a constitution and a charter and opened a reading room and library in Van Horne's Hall at 151 State Street. In the early 1870s, it purchased a lot at the corner of State and Ferry Street and undertook a campaign to raise funds for a new building. Board members, lead by President Nicholas Cain, each contributed between \$1000 and \$3000, and construction began on an ornate Second Empire building (no longer extant) in 1873. Funds ran out, however, leaving the Association \$19,000 in debt, stalling the project, and halting the organization's work until 1877. In that year, local churches came together to complete four furnished rooms for the Association on the second floor of the building, including a reading room, library, and refreshments room.<sup>11</sup>

The Association moved again in 1921, to 13 State Street, the location of the large residence of attorney James A. Goodrich, who had been the Association's president from 1898 to 1902. Although the largest of the group's facilities to date, the house proved inadequate for its needs from the start.<sup>12</sup> Plans to improve the property quickly gave way to a successful building campaign that ultimately would raise the funds needed to construct the present YMCA building on the Goodrich site.

#### Schenectady Industrialization and Urbanization

The YMCA in Schenectady gathered the resources to construct its building during a time when the city was booming as an important industrial center; the community was home to advancements in engineering and technology and in the application of research to the manufacturing and marketing of innovative modern products. At the height of its industrial prowess, Schenectady was known as "the city that lights and hauls the world."

The opening of the Erie Canal in 1825 and the spread of rail lines in the area in the early 19<sup>th</sup> century connected Schenectady to a wide reaching transportation network that made it an attractive location for manufacturing and commerce. The city flourished in the mid- to late-19<sup>th</sup> century with the growth of its two most prominent businesses: the American Locomotive Company (ALCO) and the General Electric Company (GE).

ALCO was established as the Schenectady Locomotive Works in 1848 and, through mergers with seven other builders, became the world's largest locomotive manufacturer by 1901. Sometime later, in 1886, famed inventor Thomas Alva Edison chose the city for the new home of the Edison Machine Works. Emerging as GE by the start of the 20<sup>th</sup> century, the company developed large-scale electrical distribution systems and diversified to become involved with all things related to electrifying the world. By the early 20<sup>th</sup> century, it had become a global concern that would employ thousands of Schenectady citizens for generations. The local economy reached its peak immediately after World War II when ALCO had 15,000 employees and GE employed nearly 40,000 workers.<sup>13</sup>

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<sup>8</sup> "Dr. Cutten Praises New 'Y' in His Speech at Its Dedication," *Schenectady Gazette*, 30 January 1928.

<sup>9</sup> Lupkin, xvi.

<sup>10</sup> "Young Men's Christian Association," *Schenectady Reflector*, 2 July 1858. Found in: YMCA Binder, Poulin Collection, Schenectady County Historical Society.

<sup>11</sup> George Rogers Howell and John H. Munsell, *History, County of Schenectady, NY, From 1662 to 1886* (San Antonio: W.W. Munsell & Co., 1886), 114-115.

<sup>12</sup> "Local YMCA is Making Its Centennial Year," *Schenectady Gazette*, 9 January 1958.

<sup>13</sup> Bill Buell, *History of Schenectady County: A Bicentennial History* (San Antonio, TX: Historical Publishing Network, 2009), 50.

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The population of Schenectady swelled as workers and their families were drawn by industrial jobs with these and other employers. The number of residents grew from approximately 4,000 in 1820 to over 31,000 in 1900. By the time the YMCA building opened in 1928, the city's population nearly exceeded 95,000. Among those attracted to the city were great numbers of immigrants, unskilled laborers, and blue-collar workers, as well as young men recruited to train or work in the plants. The population increased; commercial and residential development spread throughout the city; and the character of the urban environment changed – some felt not for the better.

In the progressive, early decades of the 20<sup>th</sup> century, Schenectady saw an era of civic betterment funded primarily by General Electric and the American Locomotive Company.<sup>14</sup> Among their welfare concerns, civic and business leaders saw a need to cultivate young men – from boyhood to manhood – as morally upright citizens and employees. The Young Men's Christian Association of Schenectady was committed to this cause, and its new building at 13 State Street was designed to embody that commitment and be the factory that produced these men. At the dedication, the building was touted as “evidence of Schenectady's faith, spirit and liberality to develop helpful and useful manhood.”<sup>15</sup>

#### Schenectady YMCA Programs and Facilities

President of the local Association, Mills Ten Eyck, wrote that the services provided in the new building would start with the boy “... guiding him in his leisure hours, directing his energies in clean, wholesome sports and building strong Christian character.”<sup>16</sup> H.F. Shepperd, the Association's director of boys' work, furthered this thought, that in order to “provide adequately for the social, physical, moral and recreational needs of the youth of a growing city”, the YMCA would:

... help boys develop well rounded Christian character as a basis for a high type of citizenship. To accomplish this end it purposes [sic] to help them build up their bodies, improve their minds, cultivate the spiritual side of their lives and emphasize a spirit of helpfulness and service toward others.<sup>17</sup>

Membership was open to boys “of good character over nine years of age.” This included both boys who called Schenectady home and boys who were in the city temporarily because of their fathers' or their own employment. They were grouped by age: juniors, 9-11; intermediates, 12-14; and boys ages 15-17 who were either in high school or employed. With their own social rooms, separate from the men, they could participate in organized programs or enjoy supervised free time activities. Educational and spiritual programs, undertaken in cooperation with schools and churches, included field trips, vocational training, service opportunities, and Christian citizenship and leadership training. Meeting rooms were available for hobby groups and clubs. “Wholesome recreation,” such as health and physical education classes, sports leagues, and clubs, was offered in the gymnasium, swimming pool, and athletic courts.<sup>18</sup>

Building on its “boys work,” the Association also focused on improving conditions for young men in order to “develop and train [them] for the business of life.”<sup>19</sup> Membership included those for whom Schenectady was home and those who were living in the city temporarily. The hope was that “... in the building some of these young men might find a home and all of them, if they chose, might find facilities for spending their leisure time in ways that would be profitable and helpful.”<sup>20</sup>

As it did for the boys, the Association saw its building as both a wholesome environment for the men as well as a functional “factory” for molding them physically, mentally, socially, and spiritually. Social rooms – one for younger men aged 18-25, another for older men – provided games, reading materials, and other diversions. In the lobby, small auditoriums, club rooms, and classrooms, the education department offered Bible study classes, discussion groups, vocational training, mentorships, and special programs such as conferences and speakers. The physical department utilized all of the athletic facilities to build character through play, as it was thought that “[h]ealth building through games and exercise is growing to be a more and more important factor in the business and industrial world today.”<sup>21</sup>

In addition to its regular member programs, the Association rented dormitory rooms to men who needed short-term living quarters during training or apprenticeships or while seeking work in Schenectady. As building plans were taking shape in early 1926, the *Schenectady Gazette* editorialized on the pressing housing need: “It is planned that the new Y will serve as a home

<sup>14</sup> Julia Kirk Blackwelder, *Electric City: General Electric in Schenectady* (College Station, TX: Texas A&M University Press, 2014), 205.

<sup>15</sup> “Dr. Cutten Praises New ‘Y’ in His Speech at Its Dedication,” *Schenectady Gazette*, 30 January 1928.

<sup>16</sup> Mills Ten Eyck, “‘Y’ Stands at Gateway to City; Its Doors Open to All Residents,” *Schenectady Gazette*, 30 January 1928.

<sup>17</sup> H.F. Shepperd, “Boys’ Work Director of ‘Y’ Tells Needs New Building Will Meet,” *Schenectady Gazette*, 30 January 1928.

<sup>18</sup> Shepperd.

<sup>19</sup> Ten Eyck.

<sup>20</sup> E.E. Camp, “Y.M.C.A. To Be Real Home to Over Two Hundred Young Men,” *Schenectady Gazette*, 30 January 1928.

<sup>21</sup> Camp.

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for many of the young men who come to this city to obtain experience in the industrial plants here. It is incumbent on the community to see that these young men have good rooms and clean surroundings."<sup>22</sup>

#### Association with General Electric

Although the Schenectady YMCA enjoyed the support of many industrial, commercial and civic leaders in the city – approximately 7,200 citizens contributed to the capital campaign – there was a particularly close connection to General Electric (GE). According to the plaque recognizing contributions of \$5,000 or more to the building fund, seven of the eleven biggest donors were associated with GE:

- The General Electric Company itself, which made a substantial donation – \$92,000,<sup>23</sup> likely the lead gift – and encouraged executives and managers to provide volunteer leadership to the organization.
- Charles A. Coffin (1844-1926), the first President of GE when it was formed in 1892 until 1912 and then served as Chairman from 1913 to 1922.
- E.W. Rice, Jr. (1862-1935), Coffin's successor at GE, who served as President and Chief Engineer from 1913 to 1922.
- Francis C. Pratt, Vice President for Manufacturing and Engineering at GE.
- Charles E. Patterson, Vice President for Accounting at GE.
- Samuel Insull (1859-1938) who had risen from Thomas Edison's personal secretary to Second Vice President of GE. (After being passed over as president, he moved to Chicago in 1892 to head Chicago Edison Company and is credited with the invention of the modern power grid.)<sup>24</sup>
- The Maqua Printing Company which had started as a division within GE but spun off from the company in 1907 to become a wholly owned subsidiary, provided printing and distribution services to GE and others in the electrical industry.<sup>25</sup>

Other major donors included: American Locomotive Company, which made the second largest contribution; H.S. Barney Company department store, located on State Street just two blocks east of the YMCA building, which was founded in 1858 and quickly became the city's largest and most important commercial establishment;<sup>26</sup> Willis T. Hanson, a prominent business leader in the city and head of a pharmaceutical company located at 195 State Street; and James A. Goodrich, Schenectady native, attorney, and former President of the Association, who owned the property on which the new YMCA building would be built. Another interesting contributor was Henry Herman Westinghouse, the son of George Westinghouse, Sr. (who invented a revolutionary threshing machine and established a farm machine works on the Erie Canal in 1856) and the brother of George Westinghouse, Jr. (famed inventor of the air brake among many other patents, who moved his company to Pittsburgh in 1896). Herman himself invented the high-speed steam engine upon which he founded Westinghouse Machine, a GE competitor. When his brother died in 1916, Herman also took over Westinghouse Air Brake Company.<sup>27</sup> Although located in Pittsburgh during this time, Herman had been raised in a rowhouse that had been across the street from the YMCA site.<sup>28</sup>

To keep up with expansion and diversification, GE was constantly bringing in new, young white-collar trainees, expanding its ranks of blue-collar and unskilled workers, and moving its most promising employees up the ranks. In line with the YMCA's mission to mold boys and young men into upright citizens, GE aimed to cultivate its new hires and stressed the importance of the "rounded development of American young men."<sup>29</sup> The company's training programs, run in-house at the Schenectady plant, instilled company loyalty in employees at every level and promoted healthful recreational activity and wholesome social pursuits.

GE saw its apprenticeship system as a passage from boyhood to manhood. The program was designed to identify school-age boys, recent high school graduates, and low-level factory workers who demonstrated ability and discipline and to transform them into craftsmen or other sorts of skilled workers. At the same time, it aimed to pull these workers into the corporate culture in order to reinforce company loyalty and to retain them as employees.<sup>30</sup>

<sup>22</sup> "Houseclosing Party Held at Y.M.C.A.; New Home, Colonial Type," *Schenectady Gazette*, 23 March 1926.

<sup>23</sup> Bill Buell, "Schenectady YMCA's Quirky Quarters," *Daily Gazette*, 31 January 2010.

<sup>24</sup> See: John F. Wasik, *The Merchant of Power: Sam Insull, Thomas Edison, and the Creation of the Modern Metropolis* (NY: Palgrave Macmillan, 2006).

<sup>25</sup> See: "Do You Know Maqua? Printing Concern Here \$6,000,000 Business," *Schenectady Gazette*, 9 October 1962. "Maqua Appoints New Manufacturing Chief, 4 New Managers," *Schenectady Gazette*, 5 September 1968.

<sup>26</sup> See: National Register of Historic Places, H.S. Barney Building, Schenectady, Schenectady County, New York, National Register #84002965.

<sup>27</sup> Buell, *History of Schenectady County*, 48.

<sup>28</sup> Susan Rosenthal, *Schenectady* (Charleston, SC: Arcadia Publishing, 2000), 38.

<sup>29</sup> Blackwelder, 47.

<sup>30</sup> Blackwelder, 119-125.

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GE also ran a required Test Program for recent college graduates who had been recruited by the company for engineering positions. This grueling, two-year training program introduced these young "Test Men" to all aspects of the company, teaching them the myriad corporate procedures, requiring them to do physical labor, and giving them hands-on experience with consumer products in development. More than just a technical course, it created strong bonds among the engineers – merging work and life – and reinforced the bond between the engineers and the company. In socializing these new employees, the company promoted healthy living, athletic and recreational activity, appropriate social interaction, and stable family life, while closely supervising the young men's behavior.<sup>31</sup>

The Association's goals dovetailed with GE corporate culture. When the new YMCA building opened, it was not only proximate to, but in view of, the GE plant. In addition to its large donation for the construction of the YMCA building, GE supported the Association with smaller annual contributions and advertised the YMCA's recreational facilities, educational programs, social services, and inexpensive dormitory rooms to its workers.<sup>32</sup>

### **CRITERION C: ARCHITECTURE**

#### Schenectady YMCA Building

The construction of the Schenectady YMCA Building was part of a local building boom – and a nationwide effort to expand YMCA resources – fueled by the robust economy of the 1920s. In addition, the Schenectady building exemplifies the post-1920 model developed and propagated by the National YMCA's Building Bureau. This model utilized spatial planning by the Building Bureau (based on standardized functions and programmatic division of spaces) inserted into an aesthetically advanced building envelope designed by local architects. The Bureau's goal was to create a modern YMCA facility for the central city.

The project shifted from fundraising to design in 1925 when Neil McMillan, founder and chief architect of the Building Bureau, visited Schenectady that June to study the site on State Street; he submitted preliminary reports to the local Association, which subsequently contracted with the Bureau in November to move ahead with the project. At the beginning of 1926, the Bureau presented local Association officials with two plans. The one that was recommended was a six-story building with an elevator. The other option presented was a four-story building, without an elevator, that required the purchase of additional land. The Association chose the four-story plan, believing an elevator to be dangerous and expensive. It also deemed the athletic facilities insufficient and requested that the building be extended to include two handball courts and two squash courts; this explains why the east wing is longer than the west and center wings. Although the Association estimated that the building as designed would cost \$50,000 more than the nearly \$645,000 funds available, it unanimously agreed to construct this larger building stating that it "would render a greater service to the various groups of young men in the City and would net a sufficiently larger return in membership."<sup>33</sup> With a building plan in place, the Association contracted with the New York City architecture firm of Helmle & Corbett in March of 1926 to execute the exterior of the building

The Bureau also provided specifications for furnishings and equipment, as it did for all new YMCA buildings. By the end of 1927, the building was largely completed. Furniture had been installed; Association staff had moved into offices; and dormitory rooms were open for occupancy. When the building was dedicated on the 29<sup>th</sup> of January, the pool was full, bowling alleys ready for use, and gymnasium equipment installed.<sup>34</sup>

A contemporary account of the YMCA Building indicates that the National YMCA's goal to provide a home-like environment had been realized. The interior organization followed the standard Building Bureau drawings from this period, showing a programmatic arrangement of social rooms, athletic facilities, and typical dormitory room sizes. The front half of the first floor was designed for social and leisure activity, with separate entrances and spaces for men and boys. Through the men's entrance, the large lobby opened to social rooms – one for younger men aged 18 to 25, and another for men over 25 – both of which featured working fireplaces, were furnished with easy chairs, sofas and reading tables, and were well-stocked with reading materials and games. A billiards room, with four pool tables, was also available. The YMCA offered similar amenities on the boys' side, with social rooms for younger and older boys.<sup>35</sup> The rear of the building housed the athletic facilities, including the large main gymnasium, a smaller gym, and handball and squash courts. The basement featured

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<sup>31</sup> Blackwelder, 97-105

<sup>32</sup> Blackwelder, 203-204.

<sup>33</sup> Letter from William Dalton, Chairman of the Building Committee, to The Contributors to the Building Fund, 15 October 1926. YMCA Binder, Poulin Collection, Schenectady County Historical Society.

<sup>34</sup> "YMCA Building Schedule" two-page summary. YMCA Binder, Poulin Collection, Schenectady County Historical Society.

<sup>35</sup> "New YMCA Building Result of Careful Research & Planning," *Schenectady Gazette*, 30 January 1928.

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the tiled swimming pool with locker and shower rooms, as well as bowling alleys and a snack bar.<sup>36</sup> The second floor originally had additional programmatic rooms, including a small auditorium, club/reading rooms with fireplaces, and a kitchen, and only sixteen dormitory rooms. The third and fourth floors were reserved for the majority of dormitory rooms.

In the first month of operation, membership totaled 1,650 and 165 of the rooms had been rented. President of the Schenectady Association, Mills Ten Eyck, praised the architects for departing from the "stereotype institutional style" in favor of a design that gives "an impression of beauty and strength by its simple dignity and correct proportions" and creates "an atmosphere of good, wholesome comradeship."<sup>37</sup>

YMCA Building Bureau (from National Register of Historic Places #14000379)<sup>38</sup>

Before 1915, the YMCA International Committee had allowed local branches to contract the design of facilities to architects of their own choosing, with little planning oversight. YMCA employee Erskine Uhl began collecting exemplary local branch designs for publication in *Association Men*, and published several in the 1900s.<sup>39</sup> Uhl's work demonstrated an evolution from the Victorian YMCA buildings, which seemed like gymnastic clubhouses, to service facilities that were more like hotels or fraternal club buildings.<sup>40</sup> This shift showed that YMCA building programs had grown more complicated, and required a more demanding standard to ensure the quality of the YMCA brand.<sup>41</sup>

Led by architect Neil McMillan, the national YMCA Building Bureau opened in 1915 initially to create standards and offer technical assistance to local organizations trying to develop new YMCA facilities. McMillan was not pleased with either the efforts of general practice architects in planning new YMCA buildings or with specialist architects in design.<sup>42</sup> McMillan endeavored to create standards to which local buildings would be designed that would be inclusive of plan, design, materials and sanitation. McMillan's leadership transformed the Building Bureau into a full-service internal design firm that could coordinate the dozens of YMCA building projects around the country so that there was a consistent, branded YMCA building type.<sup>43</sup>

McMillan was also concerned with the "cold, institutional character" of YMCA buildings, which he felt thwarted efforts to promote the desirability of the social setting inside.<sup>44</sup> In place of sterile interiors he promoted the idea of the "homelike" space – well-furnished, tastefully-decorated spaces conducive to conversation, educational meetings, recreational activities like billiards and other activities that would keep men away from the abundant iniquities that the YMCA sought to combat.<sup>45</sup> McMillan led the Building Bureau to push national standards of decorating to foster better interiors. Even color selection was part of the program; McMillan wrote in 1919 that "in consultation with an experienced decorator the colors and tones for all the parts should be selected so that the window hangings, pictures, furniture and floor coverings all blend into a harmonious whole."<sup>46</sup>

McMillan's vision for the Building Bureau essentially cut against emergent modernism in his insistence on the division of the functional and aesthetic programs of YMCA buildings. Still, his drive to establishing central planning to lower cost and create uniform quality mirrored the contemporary architectural practices of religious denominations and even some corporations. McMillan saw the inside of the YMCA as precisely-organized, functionally-driven "factory" in plan and the outside as an art work, and rather than integrate the two created a mechanism to keep each separate and responsive to different considerations. This approach gained support within the international YMCA structure quickly.

In its first phase, the Building Bureau served as a consulting entity, while in its second phase after 1917, it became a paid architectural advisory service. After 1919, however, McMillan found support to convert the Building Bureau into a complete design service for local YMCAs.

<sup>36</sup> "New YMCA Building Result of Careful Research & Planning."

<sup>37</sup> Ten Eyck.

<sup>38</sup> Building Bureau description is taken verbatim from: National Register of Historic Places, Downtown YMCA Building, St. Louis (independent city), Missouri, National Register #14000379. Michael R. Allen, Director, Preservation Research Office (primary author), with Laura G. Jablonski, Intern.

<sup>39</sup> Lupkin, 160.

<sup>40</sup> Lupkin, 135.

<sup>41</sup> Lupkin, 160

<sup>42</sup> Lupkin, 160.

<sup>43</sup> Lupkin, 160-161,

<sup>44</sup> Neil McMillan, "The Friendly Building," *Physical Training* 17.5 (March 1920) 213.

<sup>45</sup> McMillan, 214.

<sup>46</sup> McMillan, 216.

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McMillan introduced a new structure in 1920 that minimized the role of the outside architect and gave more authority to efficiency planners and engineers within his Bureau.<sup>47</sup> The Bureau had control over selection of site, recommendations on architect selection, the building program, specifications, interior design (supervised by a Furnishings Service) and the architect's contract. The local architect would handle working drawings, interior plan (within constraints), construction supervision and exterior design.<sup>48</sup>

After World War I, the YMCA rejected its earlier "factory"-style approach to facilities, seeking instead to build facilities that possessed a cultural atmosphere promoting art and individualism. The Building Bureau's drive toward a standardized approach to design contrasted with a new concern for the aesthetics of the buildings, especially their interiors. Building Bureau employee Sherman Dean wrote that the YMCA architectural agenda was "turning from prohibitory mandate to the silent, subtle, preaching of atmosphere, surroundings and example."<sup>49</sup> The relationship between the Building Bureau and YMCA organizational philosophy became very close. Architectural historian Paula Lupkin notes that the Building Bureau gained considerable importance within the national YMCA cultural: "[b]y the early 1920s, the Building Bureau had a strong impact on both the structure of the organization and its philosophy."<sup>50</sup>

By the 1920s, McMillan's Building Bureau standards for new buildings were obvious:

- Modern, fireproof construction in masonry;
- Exterior design contracted to local architects, whose artistic freedom was encouraged;
- Interior design either supplied or directed by Building Bureau architects;
- Interiors arranged around a formal hotel-like lobby, with social, dining and meeting spaces on separate floors from athletic facilities and sleeping rooms;
- Abandonment of the older YMCA "panopticon" arrangement where the manager's desk provided views into all recreational and athletic facilities on a first floor, in favor of functions segregated on different levels;
- Interiors furnished and decorated artistically, with a "home like" effect emphasizing comfort;
- Separate entrances for men and boys monitored by a common front desk or counter.<sup>51</sup>

Despite aggressive centralization of planning and assumption of program elements previously left to local architects, the Bureau made it clear that it was not trying to usurp or restrain architects working for the YMCA. A Bureau article stated that the Bureau "desires rather to provide a co-operating source of accumulated and authoritative knowledge, upon which the architect can draw his own immediate benefit, and ultimately to that of the organization and its membership."<sup>52</sup> Still, the Bureau ruffled the feathers of the profession. In addition to reducing the architect's authority, the Bureau took two percent of the building costs as its fee, reducing the architect's standard fee from six to four percent.

#### Helmle & Corbett, Architects

Although the Building Bureau planned and arranged the interior of the Schenectady YMCA Building, the local Association hired prominent New York City architectural firm Helmle & Corbett to design its exterior. The circumstances leading to that decision are unknown. The commission is a curious one, given that Corbett was one of the greatest advocates for the skyscraper and Modern buildings that eschewed borrowing from past styles. Corbett is quoted as describing modernism in architecture as a "freeing of the shackles of style that for years have forced architects to erect duplicates of Grecian temples for bank buildings, regardless of modern requirements for light, air, and utility."<sup>53</sup> Yet, the Schenectady YMCA heavily borrows from Georgian Revival and Neo-Classical styles.

*Frank J. Helmle (from National Parks Service, Historic American Buildings Survey, VA-1431)*<sup>54</sup>

The firm's senior partner, Frank J. Helmle (1869-1939), was born in Marietta, Ohio in 1869. He moved to New York for his architectural training, studying at Cooper Union and the School of Fine Arts of the Brooklyn Museum. In 1890, he joined the

<sup>47</sup> Lupkin, 165.

<sup>48</sup> Lupkin, 165.

<sup>49</sup> Sherman Dean, "The Advancing Wave of Color," *Association Men* 54.1 (January 1929): 216.

<sup>50</sup> Lupkin, 167.

<sup>51</sup> Lupkin, 169-174

<sup>52</sup> Charles C. May, "A Post-War Construction Program: The Building Bureau of the International Committee of the YMCA," *Architectural Record* 45 (March and April 1919), 223.

<sup>53</sup> "Harvey Corbett, Architect, Dead," *New York Times* 22 August 1954: 29

<sup>54</sup> Biographies of Helmle and Corbett are taken verbatim from: Historic American Building Survey, George Washington Masonic National Memorial, Alexandria (independent city), Virginia, HABS #VA-1431.

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firm of McKim, Mead & White and stayed for a year before opening his own office.<sup>55</sup> Prior to entering into a partnership with Harvey Wiley Corbett in 1912, he had created a firm with Ulrich Huberty and designed several bank buildings in Brooklyn. The firm also designed the Italian Renaissance Revival Boathouse (1905) and the Tennis House (1910) in Prospect Park, Brooklyn.<sup>56</sup> Helmle's versatility as a designer extended to designs for modern, fireproof, multistory buildings having simplified decoration. For example, in 1910 he designed the Bien Building, a loft located on Thirty-Eighth Street on Manhattan.<sup>57</sup>

In 1912, Helmle partnered with Harvey Wiley Corbett and the firm took on larger projects both in the United States and abroad. In 1916, the firm designed the functionally innovative Bush Tower on 42<sup>nd</sup> Street in Midtown Manhattan, New York for the owners of Brooklyn's vast Bush Terminal. Three years later, Irving T. Bush hired Helmle & Corbett to design a trade center, known as Bush House, in London. Helmle & Corbett was asked to propose a design for the George Washington Masonic National Memorial in 1921. While designed by Corbett, the building showed Helmle's influence through its fireproof reinforced concrete structure.

In his final years at the firm, Helmle worked on the Henry Stambaugh Memorial Auditorium in Youngstown, Ohio (1926) and the Horace Bushnell Memorial Auditorium in Hartford, Connecticut (1929-30; now the Bushnell Center for Performing Arts). He retired in 1928 and took up amateur golfing. He died on July 15, 1939.<sup>58</sup>

*Harvey Wiley Corbett (from National Parks Service, Historic American Buildings Survey, VA-1431)*

Harvey Wiley Corbett (1873-1954), the son of physicians Elizabeth Wiley Corbett and Samuel James Corbett, was born in San Francisco, California in 1873. He attended the University of California-Berkeley and, in 1895, graduated with a degree in engineering. Corbett entered the École des Beaux-Arts in Paris in 1896 where he studied under Jean-Louis Pascal and immersed himself in a design process based on mastery of past architectural styles. In 1900, he received his diploma from the École and was awarded medals for ability in architecture, mathematics, modeling, and freehand drawing. In the same year, Corbett designed and oversaw the construction of the administration building for the Compagnie des Tramways Électriques in Geneva, Switzerland. Following travels in France, Italy, and England, Corbett returned to the United States and worked as a draftsman for Cass Gilbert through 1903.<sup>59</sup>

In 1903, Corbett formed a partnership in New York with F. Livingston Pell during which he made his presence known as a designer. The first two major commissions received by Corbett & Pell were the Maryland Institute (College of Art) in Baltimore, Maryland (1905-08) and the Springfield (Massachusetts) Municipal Group (1908-13); both commissions were winning entries in architectural competitions.<sup>60</sup> The Municipal Group, which paired neoclassical temple fronted buildings with a tall Italian Renaissance tower, reflected Corbett's background in Beaux-Arts design and planning.

While working on these two projects, the firm also entered another competition sponsored by the Brooklyn Masonic Guild. The competition required the architects to design a Masonic Temple for a site at the corner of Clermont and Lafayette Avenues in Brooklyn to house local Masonic lodges and York Rite bodies including the Knights Templar. Fourteen New York area firms entered the competition, and Pell & Corbett, in association with Lord & Hewlett, won the commission.<sup>61</sup> They created a 100'-square building, utilizing neoclassical elements and polychrome terracotta in an inventive manner. The creativeness of the design brought national attention to the building and its architects.

After this period of early, notable commissions, Corbett ended his partnership with Pell and entered one in 1912 with Frank J. Helmle, which would last until Helmle's retirement in 1928. During their partnership, Corbett's architectural expression further developed and blossomed. He did not work in any one particular stylistic mode as none dominated in the United States in the early-twentieth century. As with many of his contemporaries, he also thought deeply about modernism in American architecture and shared these insights, not just through his designs, but through lecturing and writing as well. By the time of his partnership with Helmle, he was already teaching design at the New York School of Applied Design for Women and at Columbia University's School of Architecture. His approach to modern architecture focused on the potential of the skyscraper,

<sup>55</sup> "F.J. Helmle Dead: Retired Architect," *New York Times* 16 July 1939: 32.

<sup>56</sup> Francis Morrone, *An Architectural Guidebook to Brooklyn* (Layton, UT: Gibbs Smith Publishing, 2001), 416.

<sup>57</sup> "Thirty-Eighth Street Loft," *New York Times* 6 November 1910, Sec. RE: 1.

<sup>58</sup> "F.J. Helmle Dead: Retired Architect," *New York Times* 16 July 1939: 32.

<sup>59</sup> Corbett's biography developed from: "Resume of Harvey Wiley Corbett, Associate Architect for Brooklyn College," City University of New York-Brooklyn College, accessed online, 6 August 2010 (<http://dspace.nitl.org/bidstream/handle/10090/9277/>), and Carol Willis, "Corbett, Harvey Wiley," *Macmillan Encyclopedia of Architects*, vol.1, ed. Adolf K. Placzek (New York: Collier Macmillan Publishers, 1982), 451.

<sup>60</sup> Willis, 451.

<sup>61</sup> William D. Moore, *Masonic Temples: Freemasonry, Ritual Architecture, and Masculine Archetypes* (Knoxville, TN: University of Tennessee Press, 2006), 134.

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but also incorporated elements of zoning and accommodated various modes of transportation, automobiles, airplanes, and even zeppelins.

In time, Corbett became known, in particular, as the architect-champion of the skyscraper. Helmlé & Corbett received a number of commissions for multistoried commercial buildings. In 1916, the firm was hired to design the thirty-story Bush Tower for a site on 42<sup>nd</sup> Street in Midtown Manhattan for the owners of Brooklyn's vast Bush Terminal. This building debuted Corbett as an influential skyscraper designer and theorist. From this point onward, Helmlé & Corbett designed many skyscrapers and multistoried structures in America and abroad.<sup>62</sup> Corbett also started to write articles emphasizing the modern needs of industrialized America. For Corbett, the potential of steel construction did not just allow taller buildings, but ones that also emphasized verticality. It was his opinion that the vertical was "more attractive than the horizontal," and America was "a new country, unhampered by tradition, free to move in almost any direction dictated by commerce or social innovations;" based on these ideas, Corbett saw skyscrapers as the logical American architectural expression.<sup>63</sup>

Corbett whole heartedly supported New York's 1916 zoning law, which called for skyscrapers with set-backs to allow for more light at street level; the building silhouette would become an iconic image of the 1920s. In August 1923, he wrote an article for *Pencil Points*, an architectural drafting periodical, that explained how the zoning legislation required architects to be more creative with their designs to suit both the regulations and the demands of the owner. He saw the legislation as a call for American ingenuity and his own designs provided a viable model for application. Corbett's writings, coupled with Hugh Ferriss's illustrations, helped to quell the controversy over skyscraper designs by advocating set-back skyscrapers as the way of the future.

After Helmlé's retirement in 1928, Corbett was associated with various architects on two notable skyscraper developments. He and D. Everett Waid designed the Metropolitan Life Insurance Company North Building in 1928 on a site immediately adjacent to the insurance company's iconic Met Life Tower (1909; National Historic Landmark, 1978), which was the tallest building in the world until 1913. As planned, the North Building would rise 100 stories and reclaim the record, but the Great Depression intervened and only the base of thirty stories was ever completed. Corbett was also senior partner in a firm with Wallace K. Harrison and William MacMurray, which lasted until 1935 when Harrison departed.<sup>64</sup> Corbett, Harrison & MacMurray was one of three architectural firms initially involved in the development of Rockefeller Center (National Historic Landmark, 1987).

Given Corbett's interest in modern American architecture, it is not surprising that he became involved in two World's Fairs having a particular emphasis on technology. He was the chairman of the Architectural Commission for Chicago's "A Century of Progress International Exposition (1933-34) and also chaired the Advisory Committee of Architects, which formulated the theme for the New York World's Fair (1939-40). Corbett's fascination with projects having a massive scale extended to several large civic projects. He and Charles B. Meyers provided the design for Manhattan's Criminal Courts Building (1938-41). After World War II, Corbett was the chief architect for the design and construction of Amsterdam Houses (1947-48), thirteen apartment buildings intended to provide up-to-date accommodation for low-income citizens and, notably, was one of New York's pioneering integrated public housing initiatives.<sup>65</sup>

Corbett was active in New York's architecture scene through his death on April 21, 1954. He was an accomplished practitioner and was recognized during his lifetime with numerous honors and awards. Just a month before his death, Corbett received one from the New York Chapter of the American Institute of Architects.

#### Schenectady YMCA Later Alterations

In 1968, the Association constructed an addition at the rear of the building to provide another four athletic courts and storage for the gymnasium. At the same time, it also removed the basement bowling alleys in favor of an activity room for teenagers; renovated the kitchen and dining room in what had originally been the billiards room; added a girls' locker room adjacent to the main gym; infilled the arched openings in both lobbies; reconfigured the first-floor administrative offices; and finally installed the elevator that had been thought to be too expensive and dangerous when the building was constructed. By this time, the young men's social room had already been partitioned for additional offices. With 8,000 members, including women and girls, the Association was serving the Boy Scouts, 800 boys enrolled in a Buddy Club, and various social, civic, and church

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<sup>62</sup> Willis, 451.

<sup>63</sup> Harvey Wiley Corbett, "New Heights in American Architecture," *Yale Review* 17 (July 1928): 691-92. The vision of America as a "new country" had been established for over a century, but was still current. Corbett, who had spent four years in Europe studying architecture, felt that American architecture was young and, therefore, unrestricted by tradition.

<sup>64</sup> Corbett remained senior partner in a firm with MacMurray. In 1941, the firm's name was changed from "Corbett & MacMurray" to "Harvey Wiley Corbett Associates." Willis, 451.

<sup>65</sup> "Harvey Corbett, Architect, Dead," *New York Times* 22 August 1954: 29.

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organizations. In addition, it was providing lodging for 180-200 occupants each day.<sup>66</sup>

The Association made additional upgrades to the building in 1992. On the first floor, it installed a lift for access from the front sidewalk; replaced the reception desk and created a seating area in the men's lobby (now the residents' entrance); and again modified office spaces. On the second floor, it extensively altered the layout, inserting dormitory rooms into the former reading/club rooms and auditorium; expanding the toilet/shower rooms and kitchens; and reconfiguring the corridor layout. Although membership had grown to over 25,000 and there remained a focus on programs for families, the Association was clearly making room for more residents.

In 2010, the Association built a new fitness facility in central downtown Schenectady and shifted all of its membership activities and services to that new facility. It continued to use the old building to house a large population of disadvantaged men until late 2014 when it moved the over 150 residents to the rehabilitated Micanite Works Building on Broadway.<sup>67</sup> The Schenectady YMCA Building has been vacant since then.

## **CONCLUSION**

The nearly intact Schenectady YMCA Building typifies the design brand promulgated by the national organization's Building Bureau beginning in 1913, when it aggressively began to institute programmatic-driven "association architecture." The building's unaltered basement pool, formal first-floor social rooms, gym, athletic courts, and dormitories – the common elements of all YMCA architecture -- convey a strong sense of place, as does the building's original setting among nineteenth century buildings and a contemporary, neo-Classical former hotel (Hotel Van Curler, 1925, National Register, 1985, now Schenectady County Community College).

The exterior of the building was designed by Helmle and Corbett, a preeminent New York City firm. The programmatic spaces reflect the YMCA's early mission to impart Christian-based, middle-class values to men and boys by using athletics, educational and religious programs, and safe housing as springboards. The YMCA particularly catered to new GE engineers and apprentices, as well as other young men engaged in all forms of industrial work. It long catered as well to the needs of boys.

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<sup>66</sup> "YMCA Making first Big Change Since '28" *Schenectady Gazette*, 12 January 1968.

<sup>67</sup> See: National Register of Historic Places, Mica Insulator Company, Schenectady, Schenectady County, New York, National Register #11001007.

**7. Photographs**

All by PACA Preservation, LLC, 6/2015

1. Exterior: View of façade (south elevation), looking north
2. Exterior: View of west elevation, looking southeast
3. Exterior: View of north elevation & addition, looking southeast
4. Exterior: View of east elevation, looking southwest
5. Interior: View of former boys' lobby, 1<sup>st</sup> floor west, looking north
6. Interior: View of former boys' social rooms, 1<sup>st</sup> floor west, looking northwest
7. Interior: View of former men's lobby, 1<sup>st</sup> floor east, looking west
8. Interior: View of former men's social room, 1<sup>st</sup> floor east, looking southeast
9. Interior: View of main gymnasium, 1<sup>st</sup> floor, looking northwest
10. Interior: View of swimming pool, basement, looking northwest
11. Interior: View of corridor, 2<sup>nd</sup> floor, looking southeast
12. Interior: View of corridor, 3<sup>rd</sup> floor, looking north
13. Interior: View of typical dormitory room
14. Interior: View of 2<sup>nd</sup> floor dormitory room

Photo keys

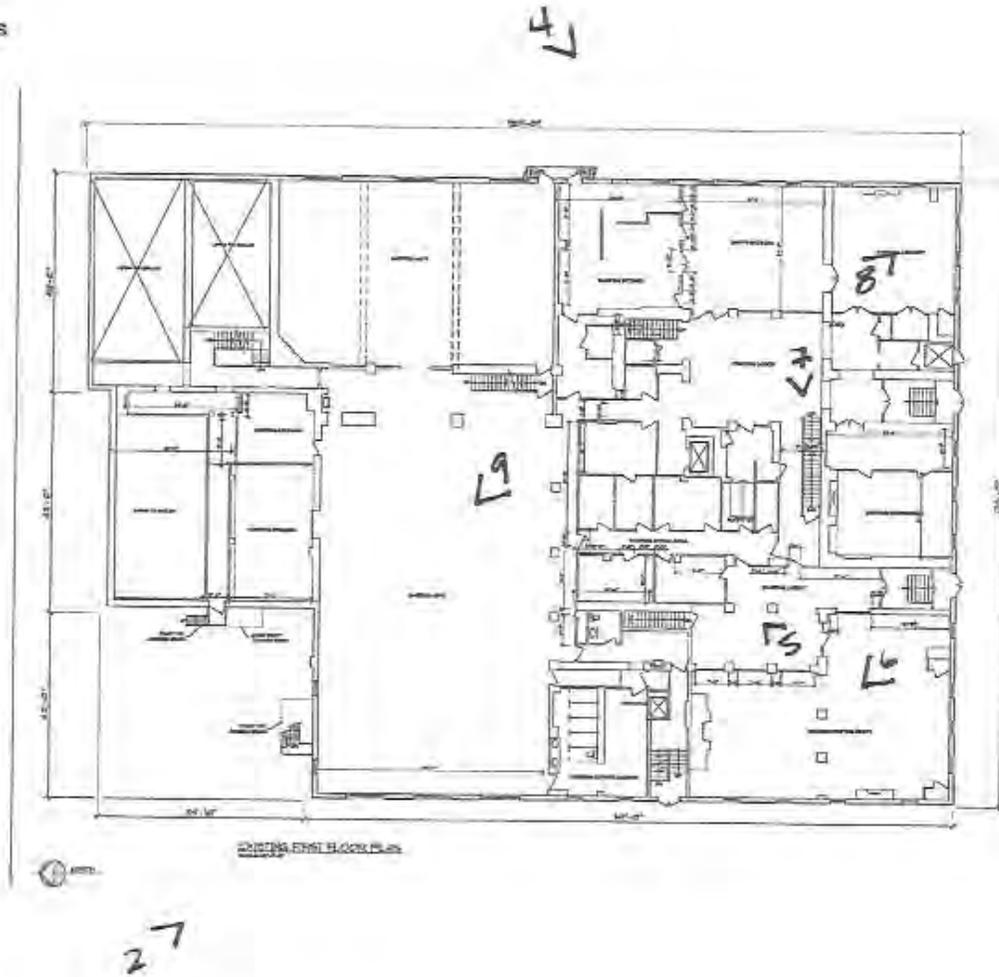
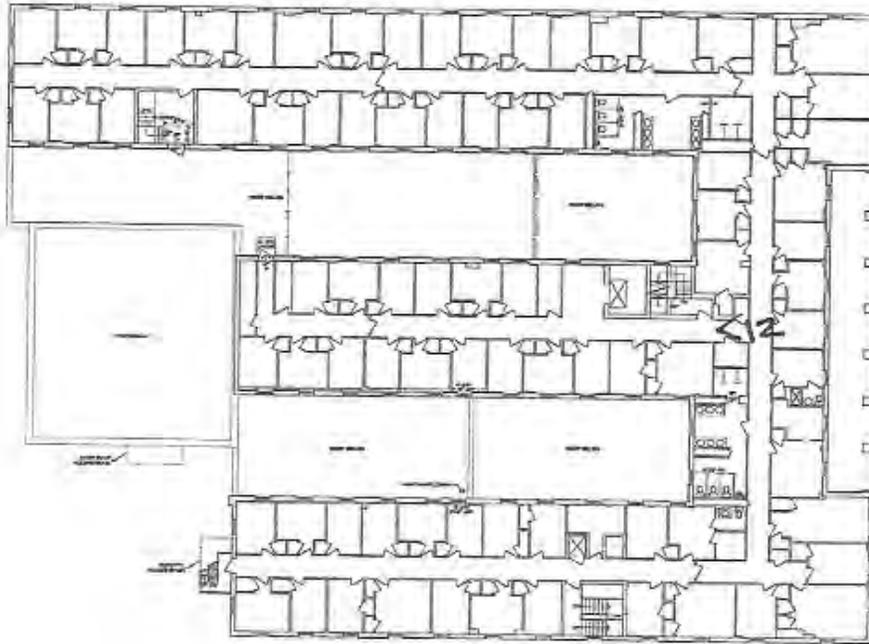
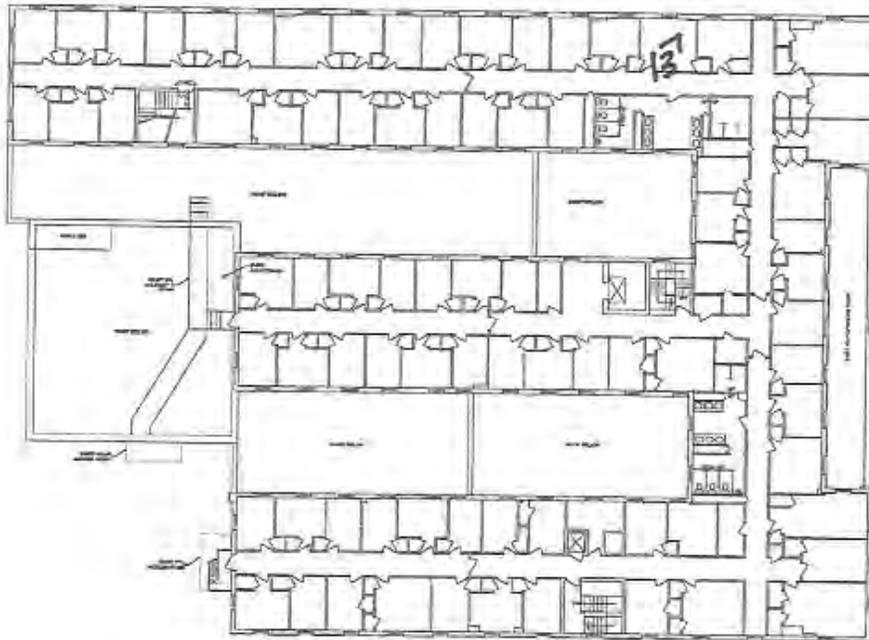




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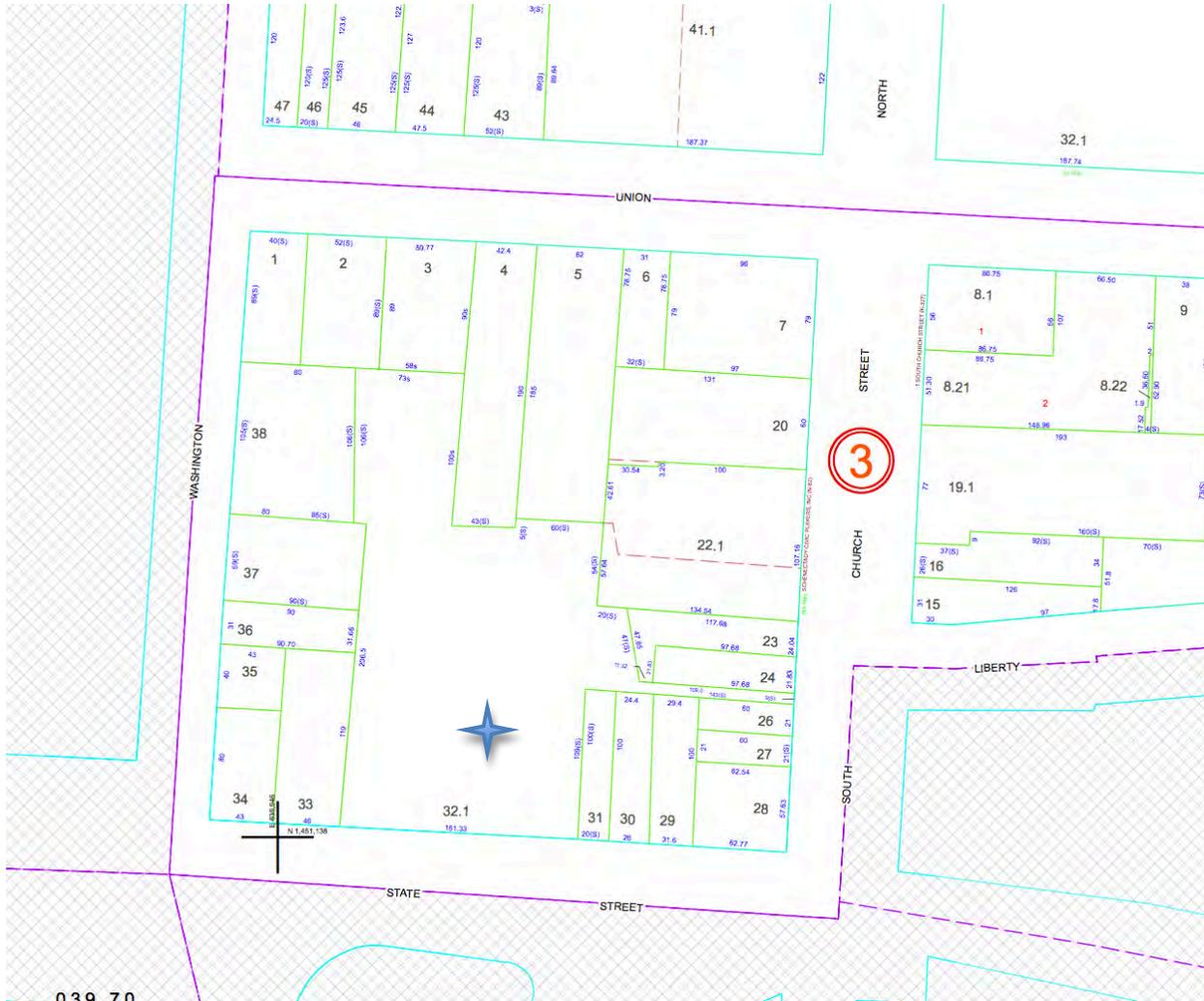


EXISTING SECOND FLOOR PLAN



EXISTING FOURTH FLOOR PLAN

**7. Map**





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Young Men's Christian Association (YMCA)

Street 9-13 State Street

City Schenectady County Schenectady State NY Zip 12305-1705

Name of Historic District N/A

Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

Located in a Registered Historic District; name of district \_\_\_\_\_

Part 1 - Evaluation of Significance submitted? Date submitted 8-7-15 Date of certification \_\_\_\_\_

2. Project Data

Date of building 1926-28 Estimated rehabilitation costs (GFE) \$16,021,917

Number of buildings in project 3 Floor area before / after rehabilitation 91,937 / 97,383 sq ft including basements

Start date (estimated) January 2016 Use(s) before / after rehabilitation vacant / residential / comm.

Completion date (estimated) January 2017 Number of housing units before / after rehabilitation 0 / 61

Number of phases in project 3 Number of low/moderate income housing units before / after rehabilitation 0 / 61

3. Project Contact (if different from applicant)

Name Patricia Altman Company PACA Preservation, LLC

Street PO Box 649 City Kinderhook State NY

Zip 12106-0649 Telephone (518) 821-2575 Email Address paltman@paca-preservation.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 87.2 (2011), and/or (2)  If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Worl Harris Signature [Signature] Date 8-7-15

Applicant Entity Norstar Development USA, LP SSN \_\_\_\_\_ or TIN 75-2703932

Street 733 Broadway City Albany State NY

Zip 12207-2374 Telephone (518) 431-1051 Email Address lharris@norstarus.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_

NPS conditions or comments attached

# HISTORIC PRESERVATION CERTIFICATION APPLICATION

## PART 2 – DESCRIPTION OF REHABILITATION

Property name YOUNG MEN'S CHRISTIAN ASSOCIATION (YMCA) NPS Project Number \_\_\_\_\_

Property Address 9-13 STATE STREET, SCHENECTADY, NY

5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

### OVERVIEW

Complete in 1928, the nearly 92,000-SF Schenectady YMCA Building was designed as a specific, purpose-built “manhood factory” (a term coined by Theodore Roosevelt), an efficient multi-functional facility that supported the mission and carried out the programmatic goals of the organization that constructed it. The building was organized into functional zones, dedicated to the various programs of the organization and the age groups it served. The front (south) of the 1st and 2nd floors were designed primarily for the organization’s social, spiritual and educational programs while the rear (north) of the 1st and 2nd floors, as well as the basement, were for the athletic/physical programs. The 3<sup>rd</sup> and 4<sup>th</sup> floors were entirely dormitory housing. In addition, because the organization originally served boys and men, the building was designed with two entrances – boys’ on the west and men’s on the east – that lead into separate 1st-floor spaces intended to target the needs and interests of each age group appropriately.

The local Association operated in this building until it moved its membership, family programs, and fitness facilities to a new building in 2010 and relocated the resident population (approximately 150 disadvantaged men at the time) to a newly rehabilitated building in 2014. Although the building has been vacant a short time, long-term lack of maintenance and heavy usage have caused extensive wear and damage throughout. In addition, recent water infiltration and massive plumbing failures have caused severe damage to many rooms, most notably the gymnasiums and athletic courts as well as in the 1st-floor kitchen and dining room (former men’s billiards room).

The goal of this rehabilitation project is to convert this large, deteriorated, multi-function building to a low-income senior apartment complex, restoring the most significant 1st-floor spaces for use as community rooms (and for a future commercial tenant) and adapting the more utilitarian spaces and upper floors – which are laid out with a multitude of tiny dormitory rooms and communal toilet and shower facilities – to apartments for older adults who may need accommodations for mobility, accessibility, and quality of life.

**Number 1**      **Feature** Site & Building Footprint      **Date of Feature** 1928 w/1968 addition

#### Describe existing feature and its condition

The YMCA is prominently located on the north side of State Street in the city of Schenectady. The building is sited on an irregularly shaped lot bounded by State Street to the south, adjacent properties to the west and east, and the Stockade National Register Historic District to the north. The building fills the south end of the lot, separated from the public sidewalk along State Street by overgrown landscaped areas and from the neighboring buildings to the west and east by narrow paved driveways. To the rear of the building is a paved surface parking lot. The paving throughout is in poor condition, and a large amount of standing water pools in the parking lot when it rains. A non-original standing sign is located at the sidewalk.

Four stories overall with a raised basement throughout, the original YMCA building is nearly rectangular in plan on the 1st and 2nd stories. However, the upper stories are E-shaped with a main rectangular section parallel to State Street and three rectangular wings extending perpendicular to the rear – the east wing being longer than the other two. A 3-story, square rear addition was constructed in 1968.

Photo numbers 1-6      Drawing numbers Site Plan: EX1

#### Describe work and impact on feature

All trash and debris will be removed from the site. The areas in front of the building will be re-landscaped and the standing sign removed. Entrance steps and railings will be repaired as needed. The driveways and parking lot will be re-graded and re-paved. The west driveway will be primarily a pedestrian walkway and be paved with stamped concrete and closed off with a gate at its south end. The east driveway and parking lot will be asphalt. Automobile access to the parking lot will be via a driveway from Union Street, to the north of the property. A 4-story stairwell addition and 1-story handicap accessible entrance will be constructed on the north elevation of the west wing, in the existing ell created between this elevation and the 1968 addition. See Number 17 for new construction.

**Number 2**      **Feature** Exterior: Brick Walls      **Date of Feature** 1928 w/1968 addition

#### Describe existing feature and its condition

The façade and 1-bay returns on the west and east elevations have walls of red brick laid in Flemish bond. 1st-story window openings of the façade’s central section have brick flat-arch lintels, as do 2nd- and 3rd-story openings. Louvered metal

## HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property name YOUNG MEN'S CHRISTIAN ASSOCIATION (YMCA) NPS Project Number \_\_\_\_\_

Property Address 9-13 STATE STREET, SCHENECTADY, NY

5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

shutters are affixed in the brick, flanking the 2nd- and 3rd-story openings; some of these are missing or damaged.

The majority of the west and east elevations, the entirety of the north and interior elevations, and the 1968 rear addition are all utilitarian in character with red brick laid in common bond and soldier-course lintels at window openings. In 1968, rectangular openings were made in the brick beneath windows at 2nd through 5th bays of the east elevation and the openings were infilled with louvers for new heating units in the new dining rooms (formerly the men's social room and billiards room). Where the gymnasiums are located in the rear of the building, the lower two stories of the west and east elevations, window openings are organized in three 2-story arched recesses in the brick wall. On the north elevation, it is evident that there had been similar 2-story arched recesses in the brick prior to construction of the rear addition.

The brick and mortar joints appear to be in good condition generally. Electrical conduit, security/spot lighting and cameras, vents and exhaust fans have been attached throughout the side and rear elevations. Ivy is growing up the walls in various areas. Joints along ground level have lost mortar owing to moisture infiltration and salting of the driveways and parking lot.

Photo numbers 7-10, 12-20 Drawing numbers A6-8

### Describe work and impact on feature

A thorough examination of the brick will be undertaken and mortar analyzed. Ivy will be removed. Any loose or deteriorated brick will be repaired. Fasteners and hardware will be removed and brick patched. Where vents, fans or other equipment are removed, holes will be filled with brick to match the existing as closely as possible. Joints with missing or deteriorated mortar will be spot pointed as needed with work to match the historic mortar composition, color, texture and tooling in accordance with *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. The walls will be cleaned using the gentlest means possible to the standards of *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*.

To accommodate apartment layouts and new egress routes, some existing window and door openings will be altered and new openings made in the brick walls in the rear of the building. See Number 5 for windows and Number 6 for doors.

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**Number 3** Feature Exterior: Stone & Concrete Detail Date of Feature 1928 w/1968 addition

### Describe existing feature and its condition

Stone details are confined to the façade and one-bay returns on the west and east elevations. Here there is stone-block at the foundation, stone water table, a stone band running under the 1st-story windows and stone quoins marking the corners of the wings. The façade entrances are framed with highly ornamented stone masonry that features fluted pilasters with Corinthian capitals supporting a dentilated broken pediment with an urn and cornucopias; non-original signage fills each the frieze. Stone quoins further visually emphasize the entrances. The 1st story of the façade is topped with a stone band, incised with "Young Men's Christian Association", and simple cornice.

1st-story window openings in the central section of the façade have stone sills and panels beneath and stone keystones in their brick lintels. Gable-end 1st-story window openings are framed in stone with keystones and are visually supported by stone console brackets. In the middle bay, the opening is further ornamented with a triangular pediment supported by console brackets. The west wing has retained the original stone panels beneath each window, while on the east wing, openings were made between the consoles and filled with louvers in 1968. At the 2nd and 3rd stories of each wing, window openings have stone sills and stone keystones in their brick lintels.

The rest of the building has cast-concrete sills throughout and the rear addition has an exposed poured-concrete foundation.

Photo numbers 6-9, 12 Drawing numbers A6-7

### Describe work and impact on feature

As with the brick, a thorough examination of the stone and concrete elements will be undertaken and mortar analyzed. Any loose or deteriorated blocks or other pieces will be repaired. Fasteners and hardware will be removed and the masonry patched. Joints with missing or deteriorated mortar will be spot pointed as needed with work to match the historic mortar composition, color, texture and tooling in accordance with *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*. The walls will be cleaned using the gentlest means possible to the standards of *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*.

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**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 2 – DESCRIPTION OF REHABILITATION**

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Property Address 9-13 STATE STREET, SCHENECTADY, NY

5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

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**Number 4** Feature Exterior: Veranda Date of Feature 1928

**Describe existing feature and its condition**

The center section of the façade features the building's most prominent exterior element, a raised 2-story veranda. Paneled wood columns support the veranda's shallow shed roof. Historic photographs show that the veranda roof originally had a Chinese Chippendale-style wood balustrade along its edge that was removed prior to 1952 and not replaced. Wrought-iron railings with a decorative central oval span the spacing between columns. The column bases all show evidence of rot. The veranda's interior walls and ceiling are painted stucco. Paint is peeling extensively throughout. The floor is covered with terracotta pavers. The floor has sunk in several places and cracks and plant growth have formed. At the 2nd story, seven bays of door openings filled with wood French doors allow access to the veranda from the building interior. The 3rd story has seven bays of window openings.

Photo numbers 7-8, 10-11, 81, 85 Drawing numbers EX2: A6

**Describe work and impact on feature**

The wood columns, cornice and ceiling, stucco walls, and wrought iron railings will all be repaired as needed and repainted. The pavers will be removed and the underlying materials and structure examined. Decking will be repaired or replaced and new waterproofing, insulation and pavers installed to continue to allow residents to use the portico. See Number 5 for windows, Number 6 for exterior doors, and Number 9 for roofs.

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**Number 5** Feature Exterior: Windows Date of Feature 1928

**Describe existing feature and its condition**

At basement level throughout, window openings, originally with nine-light units, are now filled with glass block (much of which is damaged), brick, or louvers/vents or are boarded over. The 7th bay of the façade was altered in 1992 with the insertion of a door opening filled with a flat metal unit for access to a lift on the interior.

The fenestration of the 1st through 4th stories reflects the arrangement of the interior spaces. In the locations of the former social and program rooms on the south end of the building (i.e., the façade and seven bays of the west and east elevations), 1st-floor openings are filled with 9/9 wood units and 2nd-floor openings filled with 6/9. The exception is at the 2nd story of the veranda, which has door openings, and the 5th bay of the west elevation where there is double-leaf metal slab door and mid-flight windows for the interior egress stair. These 9/9 and 6/9 units have typically been retained except for on the east elevation where, in 1968, one 1st-story window opening was infilled with brick and a louver for kitchen venting, another 1st-story opening was altered to be a kitchen door opening and filled with a single-leaf metal slab unit, and a 2nd-story opening was converted to a single-leaf metal slab door serving as egress to the fire escape.

On the north end of the building, where the gymnasiums are located on the 1st two stories, 1st- and 2nd-story openings are filled with 6/6 wood windows are set in openings organized in three 2-story arched recesses in the brick walls. On the east elevation, at the secondary gymnasium, a pair of 1st-story windows is boarded over and one opening at the 2nd story filled with fan vent. When the 1968 addition was constructed, openings on the north elevation of the main gymnasium were infilled with brick. At the athletic courts, there are no openings at the 1st or 2nd stories.

Throughout the building, the 3rd and 4th stories, housing the majority of the dormitory rooms, have smaller window openings typically filled with 6/6 unit; the 4<sup>th</sup>-story windows above the veranda roof have 4/4. A few of these on the interior elevations have been replaced. The notable exception is at the gable ends of the façade where each 4th-story has a tall arched-top window, with a wrought-iron balconet, flanked by quarter-round windows.

The existing windows are single glazed and all need repairs, re-caulking, painting. Some have been damaged, removed or replaced, or boarded over. There are no storms or screens, except for expandable inserts.

Photo numbers 7-8, 12-13, 15, 17-20 Drawing numbers D2-5: A1-4, 6-8: window details

**Describe work and impact on feature**

Repair: All of the glass block at basement level will be replaced in kind. Where basement openings have been infilled with brick, they will be left as is. Any vents or other equipment will be removed and the openings infilled with glass block. Above basement level, any openings that are filled with brick, equipment and louvers, or replacement windows will be re-opened and new units installed to match those adjacent. Any missing windows will be similarly replaced. Two non-original door openings on the east elevation will be converted back to windows and filled with 9/9 at the 1st story and 6/9 at the 2nd. The decorative

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arched windows and quarter-round windows on the 4th story of the façade will be retained, repaired and made operable again.

**Replace:** The existing 1st- through 4th-story double-hung windows will be replaced. Repair of such a large number of windows is cost prohibitive and not feasible for this project. At the same time, fresh air and comfort are of great importance in the new apartment complex. There are a number of potential issues with the existing units regarding operability and ease of use for the elderly residents, including the weight and difficulty involved in raising and lowering the existing sash, the awkwardness of operating storms and screens, and the challenge of cleaning. In addition, these residents will be low-income/fixed-income seniors who will be responsible for the cost of heating and cooling their apartments; operable and energy efficient windows are important to their economic well-being. There are also concerns regarding meeting energy efficiency requirements of other sources of project funding. New wood single-hung units will be installed to match the appearance of the historic as closely as possible and match the configurations (i.e., 9/9, 6/9, 6/6) existing in each location. See enclosed detail drawings comparing existing and replacement units and manufacturer's information.

**New:** The existing athletic courts will be converted to apartment units (see Number 12), necessitating window openings on the north end of the east elevation, the north elevation of the east wing, and the addition. Four openings will be made on the northernmost end of the east elevation, two each on the 1st and 2nd stories. They will align with existing upper-story windows in these bays, and the sills will be at the height of those adjacent. On the north elevation, six openings will be made at the east wing (three each at the 1st and 2nd stories) and eight made at the addition (four at each story). On the addition's west elevation, the existing 1st-story door opening will be converted to a window opening, and two 2nd-story window opening will be added.

An elevator will be inserted into a new location on the interior of the building. Two new window openings will be made where the existing shaft will be incorporated into new apartment units (i.e., the center wing's east elevation). See Number 15 for elevator.

All of the new window openings will be filled with 6/6 units.

**Infill/Alter:** In some locations, existing window opening will need to be infilled or altered to interior openings in order to accommodate the requirements of apartment layouts and new construction related to egress. See Number 17 for new construction.

A 4-story stair tower will be constructed on the north elevation of the west wing. One bay of existing windows (1st through 4th stories) will become part of the new interior space; the 1st and 2nd story openings will be infilled, and the 3rd and 4th will be converted to interior door openings for the new stairwell. A 2-story rooftop addition will be constructed on the north end of the east wing. Here, four windows (two on each the 3rd and 4th floors will be affected; the 1st bay will be infilled and the 2nd bay converted to interior door openings for the new stairwell in this location. A 2-story "bridge" will also be constructed to connect the center and west wings as required for egress compliance from the 3<sup>rd</sup> and 4<sup>th</sup> floors; it will be located at the 6<sup>th</sup> bays, where the existing windows will be removed and converted to interior openings for the corridors on the 3<sup>rd</sup> and 4<sup>th</sup> floors.

To allow for apartment layouts, four existing windows on the north elevation of east wing and four on the east elevation of the center wing will be removed and the openings infilled. In the location of the new elevator shaft in the center wing, two windows on the east elevation will also be removed and the openings infilled with brick. Where infill will be exposed on the exterior of the building, the sill will be retained and the brick will be recessed 1" to maintain the rhythm of the fenestration.

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**Number 6**      **Feature** Exterior: Doors      **Date of Feature** 1928 & non-original

**Describe existing feature and its condition**

Two identical 1st-story entrances are situated in the 2<sup>nd</sup> and 6<sup>th</sup> bays of the façade's center section. These are filled with double-leaf wood multi-light doors (currently boarded over) topped by 10-light transoms. At the 2<sup>nd</sup> story, seven wood French doors allow access to the veranda from the building interior. The veranda doors are in poor condition and have many problems with operability.

On the west elevation, a non-original double-leaf metal door in the 5th bay provides egress from the interior stairwell. On the east, three non-original door openings are filled with single-leaf metal slab units. Similar doors are found on the rear of the building.

On the north elevation, there is a metal door at the 4th story center bay of the center wing that provides egress to a steel fire escape and access to the flat roofs. At the west wing, doors provide egress to the steel fire escape; here the 2nd story opening is filled with a multi-light wood unit and the 3rd and four stories with metal slab units. There is a similar door on the west elevation of the east wing that provides egress to the flat roof and system of fire escapes. There is also one on the west

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elevation of the addition that provides egress to the fire escape from the athletic courts.

Photo numbers 7, 9, 11, 14-15, 18, 21, 29 Drawing numbers D2-5: A1-4, 6-9

**Describe work and impact on feature**

The façade entrance doors and transoms will be retained, repaired and painted, and receive new hardware. The door to the handicap lift will be retained. The veranda doors will be replaced with new to match as closely as possible; the center three will be operable to allow residents to walk out onto the veranda and the two on either end, locations of new residential units, will be fixed. The west-elevation egress door will be retained, repaired and receive new hardware.

On the east elevation, the three non-original doors will be removed. The 1st- and 2nd-story openings at the 8th bay will be converted back to window openings. The other 1st-story door opening will be infilled with brick.

On the north elevation, because the existing fire escapes will all be removed, all of the existing egress doors will be removed and the openings infilled with brick. Those at the west wing will become part of the interior wall of the new stairwell. Where the infill will be exposed on the exterior, sills will be retained and the brick will be recessed 1" to indicate the location of these former openings. Also, on the east wing's west elevation, the existing 3rd-story egress door will be removed and converted to a window opening.

A new 1st-story door opening will be made at the east wing for egress from the new interior stairwell. It will be filled with a single-leaf metal door, as will the door opening on the proposed rear entrance/egress addition.

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**Number 7** Feature Exterior: Fire Escapes & Loading Dock Date of Feature 1928 & non-original

**Describe existing feature and its condition**

There is a 4-story, half-landing, steel fire escape on the rear elevation of the west wing. A portion of the run at ground level was removed to prevent break-ins and vandalism to the vacant building. A second similar structure provides egress from the 4th story of the middle wing, down to the addition roof and then down the west elevation of the addition to the ground. Here the 1st-story run was removed. There is also a covered, straight-run, steel fire escape on the east elevation that provides egress from the 2nd story to ground. Below this is a 1st-story steel loading dock serving the kitchen and providing egress from the secondary gymnasium.

Photo numbers 15-18 Drawing numbers D2-5

**Describe work and impact on feature**

The existing fire escapes are inadequate for the size and layout of the building and do not meet current code requirements. In addition attempting to navigate them in an emergency would be unsafe for the elderly residents of the building. They will all be removed and the brick walls patched. See Number 17 for new stair towers that will be constructed with clear, safe and code-compliant egress from the building.

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**Number 8** Feature Exterior: Signage Date of Feature non-original

**Describe existing feature and its condition**

There is little signage on the building. A non-original standing sign is located at the sidewalk on State Street and non-original panels are attached above the entrance doors.

Photo numbers 1, 7-10 Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

The sign at the sidewalk will be removed, as will all non-original signage from the building. No new signage is proposed.

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**Number 9** Feature Exterior: Roofs Date of Feature non-original

**Describe existing feature and its condition**

The main E-shaped intersecting-gable roof, originally standing-seam metal, is now covered with asphalt shingle. There are simple pressed-metal cornices that need repair or are missing in sections. A square, louvered lantern topped with a gold-colored finial and weather vane is centered on the main gable. Brick chimneys serving 1st- and 2nd-floor fireplaces are located

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in the southeast and southwest corners of the building. The shallow shed roof of the veranda is covered with membrane roofing system. Lower flat roofs have membrane roofing and mechanicals and sections of fire escape located on them.

Photo numbers 19-20 Drawing numbers D6: A5-9

### Describe work and impact on feature

The existing asphalt shingle roofing on the main E-shaped roof will be removed, the sub-sheathing and framing repaired as needed, and new architectural shingles installed. The existing wood fascia will be repaired and repainted, and the pressed-metal cornices will be repaired and missing sections re-fabricated to match the existing. The lantern will be repaired and repainted as needed. A new opening will be made in the center wing roof, behind the intersection with the main roof, for the new elevator shaft. Given the location, the structure will not be visible from the ground.

Existing mechanicals and fire escapes will be removed from the flat roofs. All will have membrane and insulation removed and be re-roofed with a new EPDM system. HVAC units serving the apartments will be located on the flat roofs; these will be set back from the north elevation and be hidden within the E of the building wings. See Number 17 for roof work associated with new construction.

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**Number 10** Feature Interior: 1st-Floor Primary Spaces Date of Feature 1928

### Describe existing feature and its condition

The front (south) half of the 1st floor was designed for the organization's social, spiritual and educational programs. The former boys' rooms are on the west and the men's rooms on the east. The lobbies for each side are separated from each other by doors and a short corridor with a stair leading to the basement. The grandest and most highly decorated spaces, the rooms remain essentially intact in plan, despite non-original finishes and fixtures. This is clearly the most significant zone in the building.

Boys' Rooms (west): The boys' rooms on the west side of the 1st floor are made up of four original spaces: the vestibule, the lobby, the older boys' social room, and younger boys' social room. Originally the lobby and two social rooms were open to each other via wood-paneled arches. Glass and wood partitions inserted into those arches, in 1968, now close off the social rooms from the lobby; the two social rooms are still open to each other however.

The boy's side of the 1st floor is accessed through the west entrance and a small **vestibule** with marble steps leading through French doors to the lobby. The **lobby** has wood paneled arched openings, wainscoting, and substantial door trim throughout, original tile flooring with slate base, flat plaster walls, and non-original suspended acoustical tile ceiling with fluorescent lighting. An L-shaped wood-paneled reception desk is built into the arches; behind it are a window and doors to offices in the core of the 1st floor.

The large L-shaped space to the west contains the older and young boys' social rooms. It was altered in 1968, when the wood-paneled arched openings to the lobby were filled with glass and wood partitions. The south portion of this space, originally the **older boy's social room**, features a brick fireplace with wood mantle, wood-paneled wainscoting and slate base, and two small closets in the front corners. To the north, through three arched openings, the former **younger boys' room** has a stone-faced fireplace flanked by built-in wood benches and, in place of wainscoting, a simple piece of molding at mantle height. The two social rooms have always been open to each other. Both have substantial wood window trim but few original finishes, including carpeting, suspended acoustical tile ceiling, box fluorescent light fixtures, and ceiling fans.

Men's Rooms (east): The men's rooms on the east side of the 1st floor are made up of five original interior spaces: the vestibule, the lobby, the young men's social room (which is now partitioned into offices), the men's social room, and the billiards room. As on the boys' side, the lobby, billiards room and men's social room were originally open to each other via paneled arches. In 1968, the men's room and billiards room of these rooms were remodeled into dining rooms, and a kitchen was added in an adjacent secondary space.

Entering through the east entrance and **vestibule**, the men's **lobby** has the same finishes as the boys': wood-paneled arched openings, wainscoting, and substantial door trim throughout, original tile flooring with slate base, flat plaster walls and textured ceiling, and non-original lighting. The curved wood-paneled reception desk and paneled low partitions enclosing a portion of the lobby date to 1992. To the west, a straight **stair** with a simple wood balustrade leads up to the 2nd floor.

To the west of the vestibule, wide French doors topped with a delicately wrought fanlight lead into what was originally the **young men's social room** (ages 18-25). This room has been divided and reconfigured as offices several times and now has a drywall partition dividing it into a narrow (one bay) front room with two doors opening into a larger room to the west. These

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spaces have been heavily altered and non-original finishes are found throughout, including the wainscoting in the larger of the two rooms, which does not match the original style found throughout the 1st-floor programmatic spaces. The north wall appears to have been built out with a stud wall and the brick fireplace is missing its mantle. Opposite the impressive entry opening to this space is recessed shelving that mirror the entrance with same molding and a fanlight; here the suspended ceiling cuts across the top of the fanlight.

To the east of the vestibule, the former **men's social room**, which originally mirrored the older boy's social room on the west side of the 1st floor, was adapted as a dining room in 1968 and further altered in 1992 to accommodate the lift providing access from the sidewalk on State Street. Today, the room is accessed through the arched opening from the vestibule, as the arched opening from the lobby was filled with glass and wood partition in 1968; an additional opening (from the former billiards rooms) with double doors on the north wall also dates to dining room conversion. In 1992, along with the lift, storage closets and an opening with double-leaf one-light entrance doors further reduced the space. Despite these changes, the original wood-paneled wainscoting and window trim survive, plus a brick fireplace with the same wood mantle as seen in the older boy's social room. However, many other finishes are not original, including carpeting, textured ceiling with modest crown mold, light fixtures, and replacement heating units installed in 1992.

To the north of this space is the original **billiards room**, which mirrored the younger boy's room on the west. The original tile floor is exposed. There is again wood window trim and paneled wainscoting, here taller than in other spaces, as well as acoustic tile ceiling and non-original light fixtures. Originally open to the lobby on the west through the three arched openings, the room was enclosed in 1968 with wood and glass partitions and has doors inserted in the northernmost arch. Four door openings, also made in 1968, lead into the non-original kitchen to the north. Plumbing leaks have caused extensive damage in this room; there still is water all over the floor and mold on the doors.

Photo numbers 21-45 Drawing numbers EX1; D2; A1

**Describe work and impact on feature**

This zone will be retained, repaired and restored as much as possible. The plan will remain intact. All extant original features, woodwork and tile flooring will be retained and left exposed. Debris and non-original finishes and fixtures (carpeting, acoustic or gypsum ceilings, signage, light fixtures, etc.) will be removed, and the spaces will be cleaned, remediated for mold, repaired and refinished/painted as needed. The non-original wood and glass partitions in the arched openings will be retained for physical and acoustic separation between spaces. New gypsum ceilings will be installed over acoustic batt insulation. If floor tile does not exist under existing carpeting, new carpet will be installed. New pendant, schoolhouse-style ceiling fixtures will be installed.

Boys' Rooms (west): This side will be reserved for a future commercial tenant. The reception desk in the lobby, the fireplaces in the social rooms and all of the woodwork and tile floors will be retained. The lobby will be closed off from the future residential section of the building. Windows and door units to the existing offices will be removed and the openings infilled to match the surrounding walls. The door to the corridor separating the two lobbies will be locked. The closets in the older boy's social room will be removed and walls patched.

Men's Rooms (east): The former men's side will be used as the main entrance, lobby, community rooms and offices of the apartment complex. The vestibule doors will be retained and repaired. The non-original reception desk and low partitions will be removed from the **lobby** and the tile floor patched. In the **young men's social room**, the French doors with fanlight and recessed shelving with fanlight will be retained and repaired as needed. The missing fireplace mantle will be replaced consistent with those seen in other rooms. The non-original partitions will be removed, as will the non-original finishes and fixtures, and the space will be reconfigured for two offices and a conference room. The new stud partitions will have wallboard to 7'-4" and then glass to the approximately 11' ceiling to retain some sense of an open room. In the **men's social room**, which will be used as a community room, the closets will be removed and a kitchenette installed in their place. The lift will be retained in this location. The **billiards room** will be used as a library and computer room. The non-original door units to the lobby and to the men's social room will be replaced with double doors and the doors to the kitchen will be removed and the openings infilled to match the surrounding wall including the wainscoting.

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**Number 11**      **Feature** Interior: 1st-Floor Secondary Spaces      **Date of Feature** 1968 & 1992

**Describe existing feature and its condition**

Between the highly significant social rooms to the south and the athletic facilities to the north, there is a zone that has been extensively altered, is utilitarian in character, and seems to have historically functioned as secondary spaces.

West: North of the boys' lobby reception desk, a stair leads down to the basement pool facilities, and a corridor continues

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back to the main gymnasium. To the east is a small toilet room. To the west are an egress stairwell and a space that was converted to a girls' locker room in 1968. It is unclear what the locker room space was originally and how it was configured and finished, except that the permit drawings from the time indicate that a wood floor was removed. Today it is entirely non-original, with tile walls, tile and carpeted floor, acoustic tile ceiling, sinks, showers, lockers and cabinets, and benches.

East: North of the reception desk in the men's lobby, a stair leads down to the basement pool facilities, and a corridor continues back to the main gymnasium. To the west is a small vestibule for the elevator, and to the east is a kitchen storage room, with exposed tawny tile on the north wall, and closets. Beyond the storage room is the kitchen outfitted with commercial equipment, counters, sinks, and tile throughout. These spaces date to the 1992 alterations and are heavily water damaged.

Core (offices): A suite of former administrative offices is located between the east and west lobbies, in the core of the building, and accessible from both sides. Small rooms and corridors with a variety of non-original finishes and fixtures, this area is entirely utilitarian in character and was reconfigured in 1968 and 1992. The elevator was installed in 1968.

Photo numbers 46-53 Drawing numbers EX1; D2; A1

### Describe work and impact on feature

West: This area will be cleaned and left largely as-is for a future commercial tenant. The door to the basement stair will be locked for security. See Number 14 for work in the stairwell.

East: Partitions, finishes and fixtures, and kitchen equipment will be removed. Mold will be remediated. The top of the basement stair will be altered to allow it to be enclosed and secured with a locked door. The rest of this area will be configured as an apartment unit. Non-original openings from the existing kitchen to the former billiards room will be infilled and finished to match surrounding walls. The non-original door to the exterior will be converted back to a window opening, and an infilled window opening will be re-opened. See Number 5 for windows. Finishes will be consistent with those throughout the 1<sup>st</sup> floor apartments and corridors – see Number 12 below.

Core: The existing offices and elevator will be removed and reconfigured with all new partitions and finishes as a media room, fitness room, laundry room and toilet rooms accessed via the east lobby. A new elevator will be installed with entrance from the small lobby in this space. Storage and data closets will be accessible from the corridor between the two lobbies. The area will be entirely closed off from the west lobby and the main gymnasium. See Number 10 for work in the west (men's) lobby and Number 15 for the new elevator.

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**Number 12**      **Feature** Interior: Athletic Facilities & Basement      **Date of Feature** 1928 w/1968 addition

### Describe existing feature and its condition

The north half of the building, on the 1st and 2nd floors and the basement, houses the YMCA's athletic facilities.

Main Gymnasium: On the west, the 2-story, 50' x 80', main gymnasium has a severely damaged hardwood floor, tawny wall tile, extensively damaged acoustic tile ceiling, and utility pendant and flush-mount light fixtures. When the building was constructed, it was boasted that the gymnasium did not have columns or radiators to get in the way of activities. Accessed by a straight stair, with a wood handrail and metal balustrade, in the southeast corner of the space, an oval steel-framed running track with metal pipe railing rings the perimeter of the room at 2nd floor level. The room gains natural light through paired window openings on the south, west and north. Paler beige tile marks window openings on the north wall that were filled when the 1968 rear addition was constructed. Two 1st-floor door openings were made in the north wall at that time to provide access to storage rooms in the addition.

Secondary Gymnasium: A smaller gymnasium is located to the east of the main gym through a double-width door opening. This 2-story, 40' x 68' room also has a severely damaged hardwood floor, tawny wall tile, damaged acoustic tile ceiling, utility pendant light fixtures, and paired windows in openings on the east wall. Here, pale beige tile on the south wall marks the location of a former opening from the men's lobby. The same tile covers much of the west wall from floor to ceiling, suggesting that the two gyms were originally more open to each other than they are now.

Athletic Courts: Athletic courts, originally intended for squash and handball, are located north of the gymnasiums, in the rear of the building, with the 1968 addition on the west and the original set of courts on the east. The courts are greater than one story in height, so upper and lower courts span over three floors of the building with interstitial levels providing for court access and spectator areas. A stair with metal balustrade and wood handrail serves all levels in the rear of the building. At the 1st floor, low-ceilinged viewing areas look down on three courts accessed at basement level. Entrances to the four upper courts and a small toilet room are located on the level above, and viewing areas are above that.

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Property Address 9-13 STATE STREET, SCHENECTADY, NY

5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Recent water infiltration has severely damaged acoustical ceiling tile, plaster ceilings and walls and hardwood floors throughout the gymnasiums and athletic courts.

Basement: A de-commissioned rectangular concrete swimming pool is the central feature of the YMCA basement. By 1927, a pool was a standard YMCA feature; in this case, the perimeter of the pool is ornamented with floor mosaic, decorative tile insets around the walls, and tiled seating area, all in various shades of tan and brown. The rest of the basement is utilitarian in character. Locker rooms, shower rooms, and toilet rooms serve the pool facility. The original bowling alleys and snack bar have been removed. Other spaces, possibly former lecture and club rooms, were most recently used for exercise facilities and lounges. There are also mechanical rooms and a shop.

Photo numbers 54-73 Drawing numbers EX0-2; D2-3; A1-2, 9

**Describe work and impact on feature**

While entirely appropriate for a YMCA, the athletic facilities in the building are excessive for a senior apartment complex and cannot be fully preserved as part of this project. In order to appropriately represent this zone, the main gymnasium and the swimming pool – the two most significant athletic spaces – will be retained. The main gym will be reserved for use by a future commercial tenant. No significant work is proposed for the pool. To reuse otherwise unneeded and unusable spaces, the smaller, secondary gymnasium and the athletic courts will be converted to apartment units.

Main Gymnasium: Existing debris, signage, equipment and furniture will be removed from the main gym. The floor will be repaired, using salvaged boards from the secondary gym, and refinished. The existing ceiling will be removed and replaced with similar surface-mounted 12"-square acoustical tile. The existing ceiling light fixtures will be retained and repaired or replaced if needed with salvaged fixtures from the secondary gym. To close the main gym off from the residential complex, doors to the secondary gym, storage rooms, and offices will be removed and openings infilled. Windows into an office will also be removed and infilled. The stair to the basement (located below the stair to the running track) will be removed and the corner of the gym in that location will be partitioned to accommodate the new corridor for the 1<sup>st</sup>-floor apartments. In addition, because a new stair tower will be constructed on the rear of the building, two windows on the north wall and the 2nd floor door will need to be removed and infilled. For any infill located in a wall with tawny tile, the area will be covered with salvaged tile from the secondary gym.

Secondary Gymnasium: The secondary gym will be converted to six residential units, three on each the 1<sup>st</sup> and 2<sup>nd</sup> floors, with a corridor running along the west side of the space. The tawny wall tile on the west wall will be retained and left exposed in the new corridors. Otherwise, existing finishes (flooring, wall tile, acoustic ceiling tile), light fixtures, equipment, doors, etc. will be removed and openings infilled. Flooring, wall tile and light fixtures will be salvaged and used as needed in the main gym. The northwest corner will be removed to accommodate the new corridor. A floor will be inserted at 2nd-floor level to divide the 2-story space.

Athletic Courts: The athletic courts, including the corridors and spectator areas, will also be converted to residential units, four on each the 1st and 2nd floors, with an L-shaped corridor providing access to a new egress stair in the east wing. Existing partitions, stair, finishes, fixtures, equipment, doors, etc. will be removed and openings infilled as needed. The interstitial floors will be removed, and the floors at the 1<sup>st</sup> and 2<sup>nd</sup> levels will be retained and infilled as needed.

These new apartments and corridors will receive all new finishes and fixtures. Ceilings will be gypsum board covering 5 ½" acoustic batt insulation. Floors in the apartments will have carpet, laminated wood, and vinyl tile; corridors will be carpeted. Perimeter walls will be furred out and insulated 3 ½" and covered in gypsum. No window trim, ceiling molding or base exists in these areas. New partitions will intersect the perimeter wall between the windows.

Basement: No work is proposed for the pool except for steps needed to seal it off safely, provide ventilation, and keep it from further deteriorating in the hope that it will be returned to service in the future. The basement will otherwise be cleared of equipment, fixtures, furniture, finishes (e.g., carpet) and debris. New MEP equipment serving the public spaces of the apartment complex (corridors, lobby and community rooms, offices, etc.) and the tenant spaces will be installed in the existing mechanical rooms. Access will be via the existing west egress stairwell. Except for this, the basement will be closed off from the rest of the building.

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**Number 13**      **Feature** Interior: Upper Floors      **Date of Feature** 1992 (2<sup>nd</sup> fl) & 1928 (3<sup>rd</sup> & 4<sup>th</sup>) w/  
later alts to finishes & fixtures

**Describe existing feature and its condition**

The 2nd, 3rd and 4th floors of the building are utilitarian in character and lack the decorative elements and finishes of the 1st

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5. **Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

floor social rooms. Finishes and fixtures throughout are largely non-original and are heavily damaged. Trim is modest and plain where it exists. These floors are almost entirely dormitory rooms that are typically approximately 8' x 13' in size, with a small closet, single window, and cast-iron radiator.

2nd Floor: The arrangement of the 2nd floor dates largely to the 1992 alterations. According to accounts from the building's opening, the 2nd floor originally featured an auditorium; smaller rooms for classes or clubs; reading rooms; a kitchen for catering small events; and only 16 dormitory rooms. Today, it contains about 35 dormitory rooms organized around the perimeter of the building and two rectangular light wells. Seven dormitory rooms have wood French doors opening out onto the veranda. Finishes in the rooms and common areas are typically 9" x 9" asbestos tile flooring; various basic base and window sill trim; plaster or gypsum stud walls; wood paneled or slab doors in metal frames; and fluorescent lighting. Plumbing, cable and wiring, and conduit are exposed throughout.

Communal spaces include two kitchens and two ceramic-tiled toilet/shower rooms. In the center of the 2nd floor is the main, straight stair from the 1st floor lobby with a communicating stair for upper floors and a small lobby for the building elevator just north of it. The egress stair is on the west and egress to an exterior fire escape is located on the east. The corridor system that exists is winding but essentially shaped like a 6, with a main west-east corridor off of which are three corridors for the wings; the center and east wings are also connected via a 2nd narrow hall running perpendicularly between them.

Two common spaces, with brick fireplaces with wood mantles, are located in the southwest and southeast corners of this floor. Permit drawings show that, prior to 1992, there had been two large enclosed square rooms in these corners, each with a fireplace flanked by two windows and three windows looking out on State Street. In that year, the walls enclosing these rooms were removed and three dormitory rooms were inserted in each space, leaving the fireplace in a reduced common area. In addition, what had been a large, rectangular room, with entrances flanking the lobby stair and three pairs of French doors opening to the veranda, was partitioned into three dormitory rooms and a section of corridor as it is now. In addition, the landing for the lobby stair – previously open to a west-east corridor and the bisecting corridor of the center wing – was enclosed and the entire west-east corridor shifted to be double-loaded in order to accommodate more, small dormitory rooms carved out of the previously larger spaces.

3rd and 4th Floors: The nearly identical 3rd and 4th floors take on an E-shape, with double-loaded corridors lined with dormitory rooms and two communal toilet/shower rooms per floor. These floors are reached via the central stairwell and elevator, have the egress stairs in the west and east wings, and egress to exterior fire escapes from the ends of the west and middle wings. The character and non-original fixtures and finishes of the dormitory and common areas are the same as found on the 2nd floor. Some of the larger rooms appear to have been used most recently as offices.

Photo numbers 74-109 Drawing numbers EX2-4; D3-5; A2-4

### **Describe work and impact on feature**

2nd Floor: See Number 12 for work proposed in the athletic courts on the north half of the 2<sup>nd</sup> floor. The south half of the floor is largely non-original including layout, finishes and fixtures. All existing partitions, finishes and fixtures will be removed and the floor converted into ten residential units with the requisite laundry room, trash room, janitor's closet and mechanical closet. The auditorium that originally opened onto the veranda will be recreated for use as a community room with a kitchenette. Its entrance will be adjacent to the lobby stair, and three French doors will provide residents with access to the exterior veranda space. The two extant fireplaces in the southwest and southeast corners of the floor will be retained and incorporated into the new apartment units in those locations.

3rd and 4th Floors: Although these dormitory floors are original to the building, they represent a fraction of the YMCA's mission and programs, of the population it served, and how the building was used. As on the 2nd floor, finishes and fixtures are utilitarian and largely non-original throughout. The layout, small single rooms on double-loaded corridors, is original but not feasible to reuse for comfortable apartments. In order to retain the existing corridors, the new units would be as shallow as the existing dorm rooms – typically 13' deep – which would radically restrict square footage and room arrangement, creating essentially railroad apartments. Not only would these types of units be awkward for residents, they would be challenging to make handicap accessible or adaptable. In addition, this layout would reduce the total number of units in the building below that which would ensure project viability. Given all of those considerations, the 3rd and 4th floors will also have existing partitions, finishes and fixtures removed and be converted to apartments on single-loaded corridors, each floor with 18 units, a laundry room, janitor's closet and mechanical closet.

These new apartments and corridors in the will receive all new finishes and fixtures. Ceilings will be gypsum board covering 5 ½" acoustic batt insulation. Floors in the apartment units will have carpet, laminated wood, and vinyl tile; corridors and the 2<sup>nd</sup> floor community room will be carpeted. Perimeter walls will be furred out and insulated 3 ½" and covered in gypsum with similar simple window trim installed. New partitions will intersect the perimeter wall between the windows.

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**Number 14**      **Feature** Interior: Stairs      **Date of Feature** 1928

**Describe work and impact on feature**

There are numerous stairs in the building. All have wood handrails and metal balustrades. A straight stair from the east lobby leads up to the 2nd floor. Below this, a straight stair, accessible in the corridor between the two lobbies, leads down to the basement. Each lobby has an additional stair down to the basement, straight on the west and quarter-landing on the east. In the main gymnasium, a two-quarter-landing stair in the southeast corner provides access to the 2nd-floor running track. Below this, another straight stair goes to the basement. A stairwell in the rear of the building serves all levels of the athletic courts, including basement, 1st and 2nd floors as well as interstitial levels.

A stairwell in the west wing of the building serves all floors from basement to 4th and provides egress at ground level. Another stairwell in the east wing serves only the 3rd and 4th floors and provides egress from those floors to the flat roofs and a series of fire escapes on the north elevation. Finally, a communicating stairwell in the center wing of the building allows movement from the 2nd to 4th floors.

Photo numbers 32, 47, 52, 56, 61, 64, 82, 83      Drawing numbers EX0-4; D2-5; A1-4

**Describe work and impact on feature**

All lobby stairs will be retained, including the stair from 1st to 2nd floor and the three from the 1st floor to the basement. Doors to the basement stairs will be locked for security. The east lobby basement stair will be altered slightly to allow it to be enclosed and secured with a locked door. In the main gym, the stair for the track will be retained but the lower run to the basement will be removed and the floor infilled. The existing stairs for the athletic courts will be removed; see Number 12 for work in that area.

To clarify and make safer the routes of egress in the building, the upper runs of the west stairwell (above the 2<sup>nd</sup> floor) will be removed, as will the stairwells in the east and the center wings of the building. Floor openings will be infilled. The lower runs of the west stairwell (from the basement to the 2<sup>nd</sup> floor) will remain and provide egress from the 2<sup>nd</sup> floor as well as access to the mechanical and storage rooms in the basement. See Number 17 for construction of new egress stairs.

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**Number 15**      **Feature** Interior: Elevators      **Date of Feature** 1968

**Describe existing feature and its condition**

One non-original elevator serves the 1st to 4th floors of the building. It is outdated, not ADA/code-compliant, and too small to adequately serve the building. There is also a small lift in the west egress stairwell and a lift for handicap access from the State Street sidewalk.

Photo numbers 41, 52, 92      Drawing numbers EX1-4; D2-5; A1-4, 9

**Describe work and impact on feature**

The existing elevator will be removed and the floors infilled. It will be replaced by a new elevator to serve the 1st through 4th floors. The new elevator will be inserted within the existing 1st floor office area and utilize the stairwell space on the upper floors when that stair is removed. The handicap lift on the front of the building will be retained. The lift in the west stairwell will be removed.

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**Number 16**      **Feature** MEP Systems      **Date of Feature** \_\_\_\_\_

**Describe existing feature and its condition**

The existing systems in the building are outdated, nonfunctioning, and/or inappropriate for the new use of the building.

Photo numbers \_\_\_\_\_      Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

All elements of the existing systems (including radiators) will be removed from the building and all new systems will be installed to meet the needs of a residential building including HVAC, plumbing, electrical, fire detection/suppression, security, and communications. The community areas, corridors, offices and tenant space will be served by central ducted split systems, while each apartment have individual cabinet units not requiring wall penetrations. Exhaust fans in toilet rooms and clothes

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dryer vents will be vented to the exterior through the building roof. The building will be served by a central domestic hot water distribution system. The building will be fully sprinklered. New ductwork, piping, and wiring will be contained within new partition walls, corridor soffits, and closets/utility rooms as much as possible; it will not be run in front of windows but rather pushed as far back as possible.

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**Number 17**      **Feature** New Construction      **Date of Feature** \_\_\_\_\_

**Describe existing feature and its condition**

The existing means of egress from the upper floors are unclear, unsafe and inadequate. Accessibility is also inadequate and a concern given the new resident population.

Photo numbers 4, 19      Drawing numbers A1-5, 7-9

**Describe work and impact on feature**

New construction will provide clear, safe, code-compliant egress and handicap accessibility for the building.

A 4-story exterior stair tower will be constructed at the 1<sup>st</sup> and 2<sup>nd</sup> bays of the north elevation of the west wing. The existing door openings and 1<sup>st</sup>- and 2<sup>nd</sup>-story window openings will be infilled. The 3<sup>rd</sup>- and 4<sup>th</sup>-story window openings will be altered as interior door openings to the stairwell. The addition will have EPDM-covered flat roof and walls covered in fiber cement lap siding to distinguish it from the original brick building.

An accessible entrance/egress vestibule will be constructed between this stair tower and the west elevation of the 1968 addition. It will have a covered entrance at grade and house a straight stair and lift up to 1<sup>st</sup>-floor level on the interior. Interior doors will provide access to/from the 1<sup>st</sup>-floor landing of the new stairwell and the new 1<sup>st</sup>-floor corridor running west to east in the 1968 addition. The door opening will be filled with metal slab unit and two 1<sup>st</sup>-story window openings, on the north and west elevations, will be filled with 6/6 windows. It will have EPDM-covered flat roof and walls covered in fiber cement lap siding to match the new stair tower.

A 2-story rooftop addition will be located on the north end of the 2 story section between the center and east wings. It will be constructed against the first two bays of the east wing's west elevation. This stair tower will extend the new internal stairwell, which will be constructed in this location on the 1<sup>st</sup> and 2<sup>nd</sup> floors, to allow egress from the 3<sup>rd</sup> and 4<sup>th</sup> floors of the east wing as well. The existing two windows in the 1<sup>st</sup> bay will be infilled, and the two in the 2<sup>nd</sup> will be altered as interior door openings to the stairwell. This too will have EPDM-covered flat roof and walls covered in fiber cement lap siding.

Given the location of the 1968 athletic courts addition, a second means of egress is not available from the center wing. Therefore, a 2-story enclosed "bridge" will be constructed on the 2<sup>nd</sup>-story flat roof mid-way between the center and west wings. These corridors will allow residents in the center wing to cross over into west wing and exit via the new stair tower there. The bridge will have a gable roof covered with architectural shingles, walls covered in fiber cement lap siding, and window openings filled with 6/6 on its north and south elevations.

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**ENCLOSED DRAWINGS**

Site plan

Existing conditions set

- EX0: Existing basement plan
- EX1: Existing 1<sup>st</sup> floor plan
- EX2: Existing 2<sup>nd</sup> floor plan
- EX3: Existing 3<sup>rd</sup> floor plan
- EX4: Existing 4<sup>th</sup> floor plan
- EX5-6: Existing exterior elevations

Demolition set

- D1: Basement demolition plan
- D2: 1<sup>st</sup> floor demolition plan
- D3: 2<sup>nd</sup> floor demolition plan
- D4: 3<sup>rd</sup> floor demolition plan
- D5: 4<sup>th</sup> floor demolition plan
- D6: Roof demolition plan

Architectural drawings set

- A1: Proposed 1<sup>st</sup> floor plan
- A2: Proposed 2<sup>nd</sup> floor plan
- A3: Proposed 3<sup>rd</sup> floor plan
- A4: Proposed 4<sup>th</sup> floor plan
- A5: Proposed roof plan
- A6-8: Proposed exterior elevations
- A9: Sections

Window documentation

- WIN A,B,D,F,H,J: Window details
- D300 manufacturer's cross sections (4 pages)

Wall details

- SK: Wall types
- SK1: Thermal envelope system

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**PHOTOGRAPHS**

Young Men's Christian Association (YMCA) of Schenectady  
9-13 State Street, Schenectady (Schenectady County), NY  
PACA Preservation, LLC  
6/2015

**Site**

1. Exterior: View of site, looking northwest
2. Exterior: View of site, looking northeast
3. Exterior: View of site, looking north
4. Exterior: View of site, looking southeast
5. Exterior: View of site, looking west
6. Exterior: View of site, looking north

**Exterior**

7. Exterior: View of façade (south elevation), looking north
8. Exterior: View of façade, looking northwest
9. Exterior: View of façade entrance door, looking north
10. Exterior: View of façade, looking northeast
11. Exterior: View of veranda, looking west
12. Exterior: View of west elevation, looking northeast
13. Exterior: View of west elevation, looking southeast
14. Exterior: View of west elevation egress door, looking east
15. Exterior: View of north elevation of west wing and west elevation of addition, looking southeast
16. Exterior: View of north elevation, addition, looking south
17. Exterior: View of east elevation, looking northwest
18. Exterior: View of east elevation, looking southeast
19. Exterior: View of interior elevations between west and center wings, looking southwest
20. Exterior: View of interior elevations between center and east wings, looking southeast

**Interior – 1st floor south, primary spaces**

21. Interior: View of vestibule, 1<sup>st</sup>-floor west, looking south
22. Interior: View of lobby, 1<sup>st</sup>-floor west, looking north
23. Interior: View of lobby, 1<sup>st</sup>-floor west, looking northeast
24. Interior: View of former boys' social rooms, 1<sup>st</sup>-floor west, looking northwest
25. Interior: View of former boys' social rooms, 1<sup>st</sup>-floor west, looking northeast
26. Interior: View of former boys' social rooms, 1<sup>st</sup>-floor west, looking south
27. Interior: View of former boys' social rooms, 1<sup>st</sup>-floor west, looking north
28. Interior: Detail of ceiling, 1<sup>st</sup>-floor west
29. Interior: View of vestibule, 1<sup>st</sup>-floor east, looking south
30. Interior: View of lobby, 1<sup>st</sup>-floor east, looking northwest
31. Interior: View of lobby, 1<sup>st</sup>-floor east, looking southeast
32. Interior: View of lobby stair, 1<sup>st</sup>-floor east, looking west
33. Interior: View of former young men's social room, 1<sup>st</sup>-floor east, looking southwest
34. Interior: View of former young men's social room, 1<sup>st</sup>-floor east, looking north
35. Interior: View of former young men's social room, 1<sup>st</sup>-floor east, looking southwest
36. Interior: View of former young men's social room, 1<sup>st</sup>-floor east, looking northwest
37. Interior: View of former young men's social room, 1<sup>st</sup>-floor east, looking northeast
38. Interior: View of former men's social room, 1<sup>st</sup>-floor east, looking southeast
39. Interior: View of former men's social room, 1<sup>st</sup>-floor east, looking west
40. Interior: View of former men's social room, 1<sup>st</sup>-floor east, looking north
41. Interior: View of lift (former men's social room), 1<sup>st</sup>-floor east, looking south
42. Interior: View of former billiards room, 1<sup>st</sup>-floor east, looking northwest
43. Interior: View of former billiards room, 1<sup>st</sup>-floor east, looking northeast
44. Interior: View of former billiards room, 1<sup>st</sup>-floor east, looking southeast
45. Interior: View of former billiards room, 1<sup>st</sup>-floor east, looking south

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**Interior – 1st floor, secondary spaces**

46. Interior: View of kitchen, 1<sup>st</sup>-floor east, looking north
47. Interior: View of stair to basement and closet, 1<sup>st</sup>-floor east, looking north
48. Interior: View of corridor, 1<sup>st</sup>-floor east, looking north
49. Interior: View of office corridor, 1<sup>st</sup>-floor core, looking north
50. Interior: View of office corridor, 1<sup>st</sup>-floor core, looking east
51. Interior: View of office, 1<sup>st</sup>-floor core, looking northeast
52. Interior: View of stairwell, 1<sup>st</sup>-floor west, looking east
53. Interior: View of locker room, 1<sup>st</sup>-floor west, looking northeast

**Interior – Athletic facilities & basement**

54. Interior: View of main gymnasium, 1<sup>st</sup> floor, looking northwest
55. Interior: View of main gymnasium, 1<sup>st</sup> floor, looking southeast
56. Interior: View of running track stair, main gymnasium, 1<sup>st</sup> floor, looking south
57. Interior: View of running track, main gymnasium, 2<sup>nd</sup> floor, looking northwest
58. Interior: View of main gymnasium, 2<sup>nd</sup> floor, looking north
59. Interior: View of secondary gymnasium, 1<sup>st</sup> floor, looking northeast
60. Interior: View of secondary gymnasium, 1<sup>st</sup> floor, looking southwest
61. Interior: View of athletic courts stair, 1<sup>st</sup> floor, looking north
62. Interior: View of athletic courts spectator area, 1<sup>st</sup> floor, looking southwest
63. Interior: View of athletic courts toilet room, above 1<sup>st</sup> floor, looking north
64. Interior: View of athletic courts stair, 2<sup>nd</sup> floor, looking southeast
65. Interior: View of athletic court
66. Interior: View of athletic court
67. Interior: View of athletic court
68. Interior: View of swimming pool, basement, looking northwest
69. Interior: View of swimming pool, basement, looking northeast
70. Interior: View of basement locker room, looking west
71. Interior: View of basement locker room, looking east
72. Interior: View of basement shop, looking southwest
73. Interior: View of basement room, looking northeast

**Interior – 2nd floor**

74. Interior: View of corridor, 2<sup>nd</sup> floor, looking south
75. Interior: View of fireplace in corridor, 2<sup>nd</sup> floor, looking southwest
76. Interior: View of kitchen, 2<sup>nd</sup> floor, looking north
77. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking northeast
78. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking southeast
79. Interior: View of corridor, 2<sup>nd</sup> floor, looking east
80. Interior: View of toilet room, 2<sup>nd</sup> floor, looking north
81. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking south
82. Interior: View of stair from east lobby, 2<sup>nd</sup> floor, looking east
83. Interior: View of stair to 3<sup>rd</sup> floor, 2<sup>nd</sup> floor, looking northeast
84. Interior: View of corridor, 2<sup>nd</sup> floor, looking east
85. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking south
86. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking northeast
87. Interior: View of fireplace in corridor, 2<sup>nd</sup> floor, looking southeast
88. Interior: View of corridor, 2<sup>nd</sup> floor, looking northwest
89. Interior: View of corridor, 2<sup>nd</sup> floor, looking north
90. Interior: View of dormitory room, 2<sup>nd</sup> floor, looking east
91. Interior: View of corridor, 2<sup>nd</sup> floor, looking west
92. Interior: View of elevator lobby & corridor, 2<sup>nd</sup> floor, looking southeast

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Property Address 9-13 STATE STREET, SCHENECTADY, NY

**Interior – 3rd floor**

- 93. Interior: View of corridor, 3<sup>rd</sup> floor, looking north
- 94. Interior: View of dormitory room, 3<sup>rd</sup> floor, looking south
- 95. Interior: View of corridor, 3<sup>rd</sup> floor, looking north
- 96. Interior: View of dormitory room, 3<sup>rd</sup> floor, looking east
- 97. Interior: View of dormitory room, 3<sup>rd</sup> floor, looking southeast
- 98. Interior: View of toilet room, 3<sup>rd</sup> floor, looking northwest
- 99. Interior: View of corridor, 3<sup>rd</sup> floor, looking south
- 100. Interior: View of corridor, 3<sup>rd</sup> floor, looking north

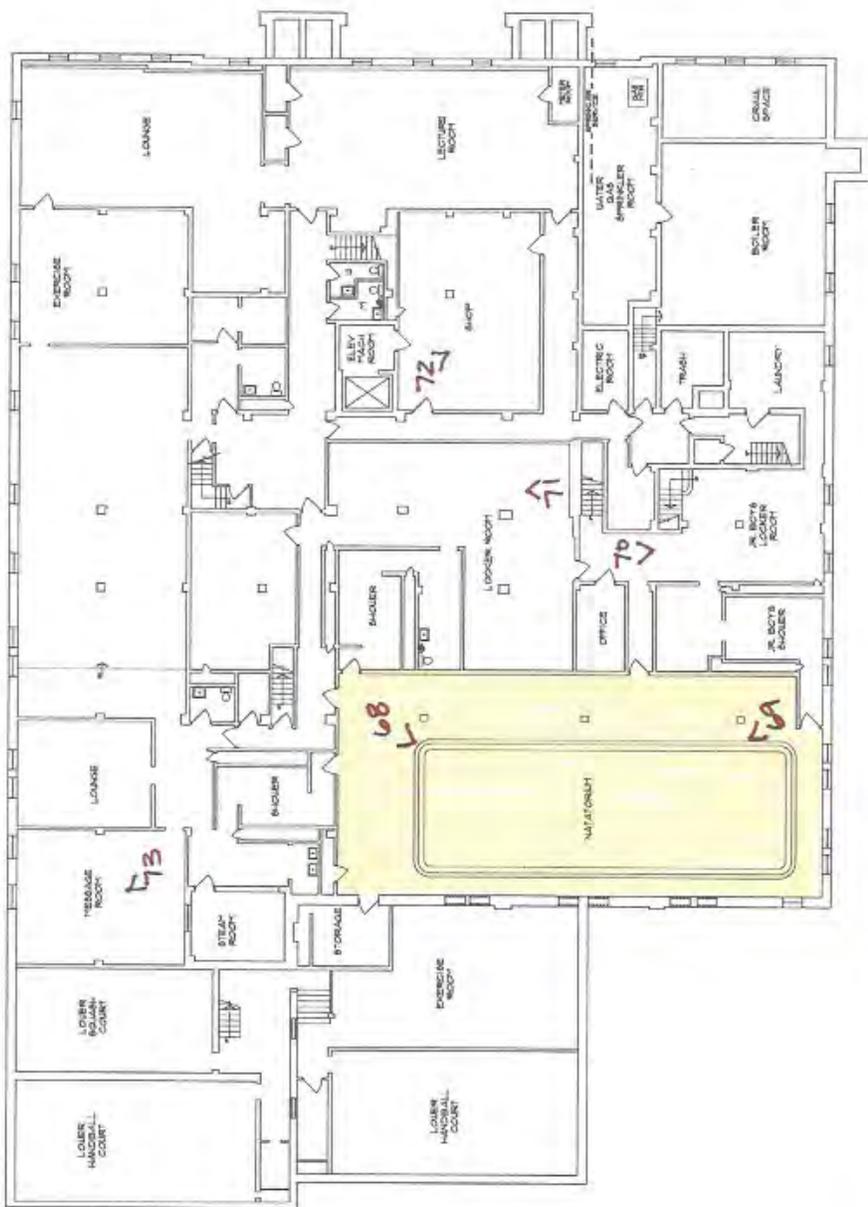
**Interior – 4th floor**

- 101. Interior: View of corridor, 4th floor, looking north
- 102. Interior: View of corridor, 4th floor, looking west
- 103. Interior: View of dormitory room, 4th floor, looking south
- 104. Interior: View of toilet room, 4th floor, looking north
- 105. Interior: View of dormitory room, 4th floor, looking east
- 106. Interior: View of corridor, 4th floor, looking south
- 107. Interior: View of dormitory room, 4th floor, looking southwest
- 108. Interior: View of dormitory room, 4th floor, looking south
- 109. Interior: View of corridor, 4th floor, looking north





EXISTING BASEMENT PLAN



EXISTING BASEMENT PLAN



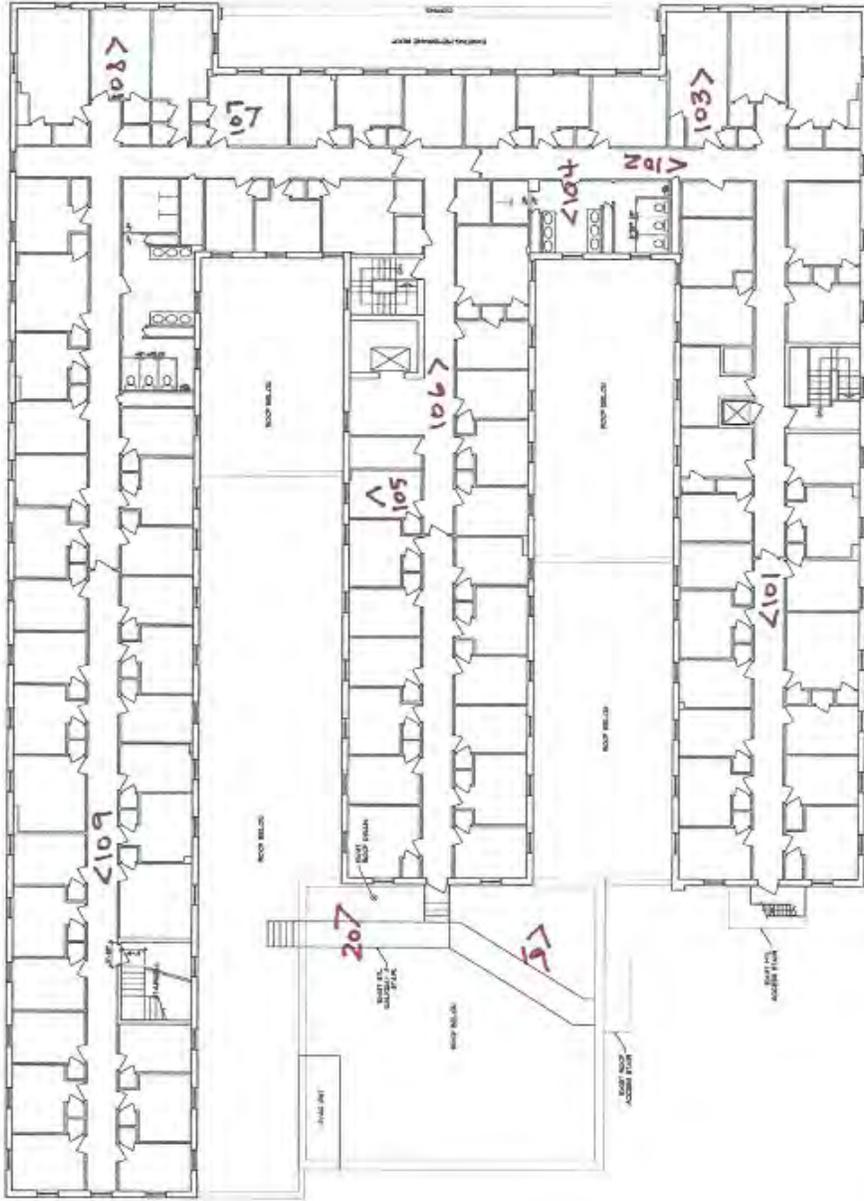


EX4

HARRIS A SANDERS  
ARCHITECTS, P.C.  
200 WASHINGTON AVENUE, SUITE 1100, NEW YORK, NY 10011  
PHONE: 212 512 2000  
FAX: 212 512 2001  
WWW.HASARCHITECTS.COM

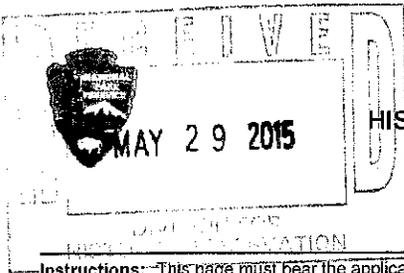
EXISTING FLOOR PLAN  
FOURTH FLOOR PLAN

STATE STREET



EXISTING FOURTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Project Number 32839

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Young Men's Christian Association (YMCA)

Street 13 State Street

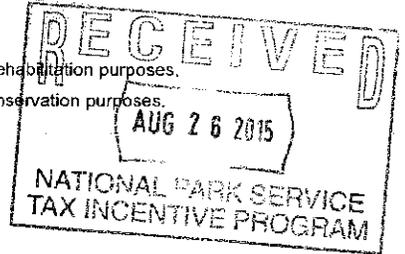
City Schenectady County Schenectady State NY Zip 12305

Name of Historic District NA

- National Register district  certified state or local district  potential district

2. Nature of request (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.



3. Project Contact (if different from applicant)

Name Patricia Connolly Altman Company PACA Preservation, LLC  
Street P.O. Box 649 City Kinderhook State NY  
Zip 12106 Telephone 518-821-2575 Email Address paltman@paca-preservation.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name LORI Harris Signature Lori Harris Date 5-27-15  
Applicant Entity Norstar Development USA, LP SSN \_\_\_\_\_ or TIN 75-2703932  
Street 733 Broadway City Albany State NY  
Zip 12207 Telephone 518-431-1051 Email Address Lharris@norstarus.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
 does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.  
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
 appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.  
 does not appear to qualify as a certified historic structure.

Date 9/29/15 National Park Service Authorized Signature Karon Post

- NPS comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION

AUG 10 2015

OCT 19 2015

NPS Project Number **32839**

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the information provided on this form and any other material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of the form will be provided to the Internal Revenue Service.

1. **Property Name** Young Men's Christian Association (YMCA)

Street 9-13 State Street

City Schenectady County Schenectady State NY Zip 12305-1705

Name of Historic District N/A

- Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_
- Located in a Registered Historic District; name of district \_\_\_\_\_
- Part 1 - Evaluation of Significance submitted? Date submitted 8-7-15 Date of certification \_\_\_\_\_

2. **Project Data**

Date of building 1926-28 Estimated rehabilitation costs (QRE) \$16,021,917

Number of buildings in project 1 Floor area before / after rehabilitation 91,937 / 97,383 sq ft *including basement*

Start date (estimated) January 2016 Use(s) before / after rehabilitation Vacant / residential/comm.

Completion date (estimated) January 2017 Number of housing units before / after rehabilitation 0 / 61

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 61

3. **Project Contact** (if different from applicant)

Name Patricia Altman Company PACA Preservation, LLC

Street PO Box 649 City Kinderhook State NY

Zip 12106-0649 Telephone (518) 821-2575 Email Address paltman@paca-preservation.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Lori Harris Signature *Lori Harris* Date 8-7-15

Applicant Entity Norstar Development USA, LP SSN \_\_\_\_\_ or TIN 75-2703932

Street 733 Broadway City Albany State NY

Zip 12207-2374 Telephone (518) 431-1051 Email Address lharris@norstarus.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete. **AS AMENDED**

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

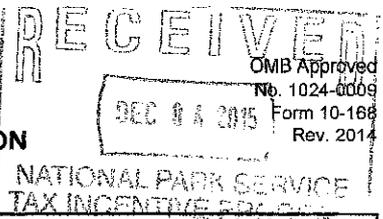
Date 12/17/15 National Park Service Authorized Signature *Antonio Aguilar* 202-354-2032

NPS conditions or comments attached



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
AMENDMENT / ADVISORY DETERMINATION



NPS Project Number  
32839

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name Young Men's Christian Association (YMCA)  
Property address 9-13 State Street, Schenectady, NY 12305

2. This form  includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that phase \_\_\_\_\_ of \_\_\_\_\_ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date \_\_\_\_\_  
Estimated rehabilitation costs of phase (QRE) \_\_\_\_\_

Summarize information here; continue on following page if necessary.

See attached. **REVISED 3RD & 4TH FLOOR PLANS**

3. Project Contact (if different from applicant)  
Name Patricia Altman Company PACA Preservation, LLC  
Street PO Box 677 City Kinderhook State NY  
Zip 12106-0677 Telephone (518) 821-2575 Email Address paltman@paca-preservation.com

4. Applicant  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
Name Lori Harris Signature [Signature] Date 12/01/2015  
Applicant Entity Norstar Development USA, LP SSN \_\_\_\_\_ or TIN 72-2703932  
Street 733 Broadway City Albany State NY  
Zip 12207-2374 Telephone (518) 431-1051 Email Address lharris@norstarus.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

Advisory Determinations:

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 12/17/15 National Park Service Authorized Signature [Signature] 202-354-2032

NPS conditions or comments attached

## Appendix I – Sole Source Aquifer Review



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 2  
290 BROADWAY  
NEW YORK, NY 10007-1866

AUG 3 1 2015

Ms. Lori A. Shirley  
Community Developer, Environmental Services  
Governor's Office of Storm Recovery  
25 Beaver Street  
New York, NY 10004

Dear Ms. Shirley:

This is in response to your letter dated July 20, 2015 requesting a Sole Source Aquifer review of the proposed "13 State Street" project to be located in the City of Schenectady, Schenectady County, New York. The project is to receive funding from the U.S. Department of Housing and Urban Development's Community Development Block Grant-Disaster Recovery program. The project is located in the Schenectady-Niskayuna Aquifer System, designated by the Environmental Protection Agency (EPA) as a Sole Source Aquifer on January 14, 1985 (citation 50 FR 2022). Therefore, our review has been conducted in accordance with Section 1424(e) of the Safe Drinking Water Act (SDWA).

The 1-acre site at 13 State Street is close to the boundary of the 100-year floodplain within which residences were inundated by severe storms in 2011. The proposed project involves renovating the former YMCA building into a senior living complex. The project will entail a gut rehabilitation of the existing vacant building. Following necessary interior demolition, the interior will be renovated to include 61 residential units (44,200 square feet), approximately 4,467 square feet of common space, and 8,650 square feet of commercial/community supportive facility space. The converted site will be able to serve as an emergency shelter for residents still vulnerable to future floods.

The information provided states that the former YMCA building was served by infrastructure and utilities including water, sewer, and stormwater, and that these utilities are adequate for the new renovation. The building uses and will continue to use natural gas for heating. Based on additional information we received in an e-mail dated July 29, 2015 from Cliff Jarman of Tetra Tech, we note that in 2002, when an underground storage tank (UST) on-site containing fuel was decommissioned and extracted, it was observed that a spill or leakage had occurred. The surrounding area was remediated and the cleanup received New York State Department of Environmental Conservation approval in 2003. We understand that a new underground storage tank will not be installed at the site.

Based on the information we received in the aforementioned e-mail, we also understand that the project site had been impacted by tetrachloroethylene (“perc”) contamination from nearby dry cleaners. Sampling revealed the presence of tetrachloroethylene in the groundwater and carbon tetrachloride, tetrachloroethylene, and trichloroethylene in the soil vapor. It is our understanding that this contamination is being addressed by vapor phase extraction, which will simultaneously mitigate naturally-occurring elevated radon levels. We note that the Phase II report referred to in the aforementioned e-mail, recommended that the project take measures to mitigate any impact to the sub-slab area of the building due to vapor intrusion. We understand that due to the presence of solvents, and the location of the property within a high/moderate radon zone, the Governor’s Office of Storm Recovery has required the applicant provide a description of, or architects certification of commitment to, mitigation measures for radon intrusion and vapor intrusion from these solvents, before approval of the project.

Based on the information provided, it is anticipated that the project itself will not pose a significant threat to public health or to groundwater resources and complies with Section 1424(e) of the SDWA. However, we cannot grant unqualified approval of the project until it is demonstrated that this contaminant plume is not going to travel under the basement of the proposed residence in either the near or distant future. Please be advised that meeting the requirements of 1424(e) does not preclude the need to meet National Environmental Policy Act (NEPA) requirements to address direct, indirect, and cumulative impacts. This review does not constitute a review under Section 309 of the Clean Air Act; EPA therefore reserves the right to review additional environmental documents on this project.

At this time, EPA offers the following additional comments to minimize environmental impacts and create a more sustainable project.

*Construction and Demolition:*

To the maximum extent possible, the applicant is encouraged to utilize local and recycled materials in the construction process and to recycle materials generated onsite (i.e., demolition debris/materials). For more information, please see the following websites:

<http://www.epa.gov/wastes/nonhaz/industrial/cd/index.htm>

<http://www.epa.gov/osw/consolve/imr/index.htm>

Typical bid specifications do not address opportunities for recycling, salvage, and building disassembly and materials reuse. Working with recycling facilities and deconstruction operations can lead to improved environmental outcomes and material sales may offset some project costs. Although this is not a residential demolition project, you may still find useful EPA’s report and tool, “On the Road to Reuse: Residential Demolition Bid Specification Development Tool” (EPA Report 560K13002). The tool allows the user to anticipate the environmental issues and concerns such that they can be factored into the planning and procurement process. The user is aided in developing contract language for a bid package that instructs contractors on specific technical requirements to achieve improved environmental results in a demolition project. Please refer to: <http://www2.epa.gov/large-scale-residential-demolition/road-reuse-residential-demolition-bid-specification-development>

*Clean Diesel:*

Implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities, including:

- Strategies and technologies that reduce unnecessary idling, including auxiliary power units, the use of electric equipment, and strict enforcement of idling limits; and
- Use of clean diesel through add-on control technologies like diesel particulate filters and diesel oxidation catalysts, repowers, or newer, cleaner equipment.

For more information on diesel emission controls in construction projects, please see:

<http://www.northeastdiesel.org/pdf/NEDC-Construction-Contract-Spec.pdf>

*Stormwater:*

We emphasize the importance of Low Impact Development (LID) principles such as minimizing effective imperviousness to create site drainage, and the planting of native and non-invasive vegetation on the project site for stormwater management purposes. Other LID practices can include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. For further information, please see the following website:

<http://water.epa.gov/polwaste/green/>

*Encourage cost-efficient, environmentally friendly landscaping:*

EPA's GreenScapes program provides cost-efficient and environmentally friendly solutions for landscaping. For additional information, please see:

<http://www.epa.gov/wastes/consERVE/tools/greenscapes/index.htm>

*Energy-Efficiency:*

Energy-efficient technologies should be incorporated when possible. Please see the following website: <http://www.energystar.gov>

*Water conservation and efficiency:*

Promote water conservation and efficiency through the use of water efficient products and practices. We recommend considering the use of products with the WaterSense label where appropriate. Please refer to the WaterSense website for tips on water efficiency, a WaterSense labeled product search tool, a list of WaterSense Partners, and access to the Water Budget Tool at: <http://www.epa.gov/watersense/>

In addition to using WaterSense labeled products and certified professionals, there are many water conservation strategies and best management practices that can be used in new construction. Here are some useful links to water conservation information:

[http://www.wbdg.org/resources/water\\_conservation.php](http://www.wbdg.org/resources/water_conservation.php)

<http://www.allianceforwaterefficiency.org/>

<http://www.wateruseitwisely.com/100-ways-to-serve/index.php>

If you have any questions concerning this matter or would like additional information, please feel free to contact Rajini Ramakrishnan of my staff at (212) 637-3731.

Sincerely yours,

A handwritten signature in cursive script that reads "Grace Musumeci". The signature is written in black ink and is positioned above the typed name.

Grace Musumeci, Chief  
Environmental Review Section

## Appendix J - Wetlands



Path: C:\projects\13 State Street HUD EA - 103P3592\13GIS\13 State Street Wetlands.mxd

Source: Esri, DigitalGlobe, GeoEye, AeroGRID, IGN, Korea, NAIP, Ordnance Survey, USDA, USGS, AeroGRID, IGN, Korea, NAIP, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, Mapbox, OpenStreetMap

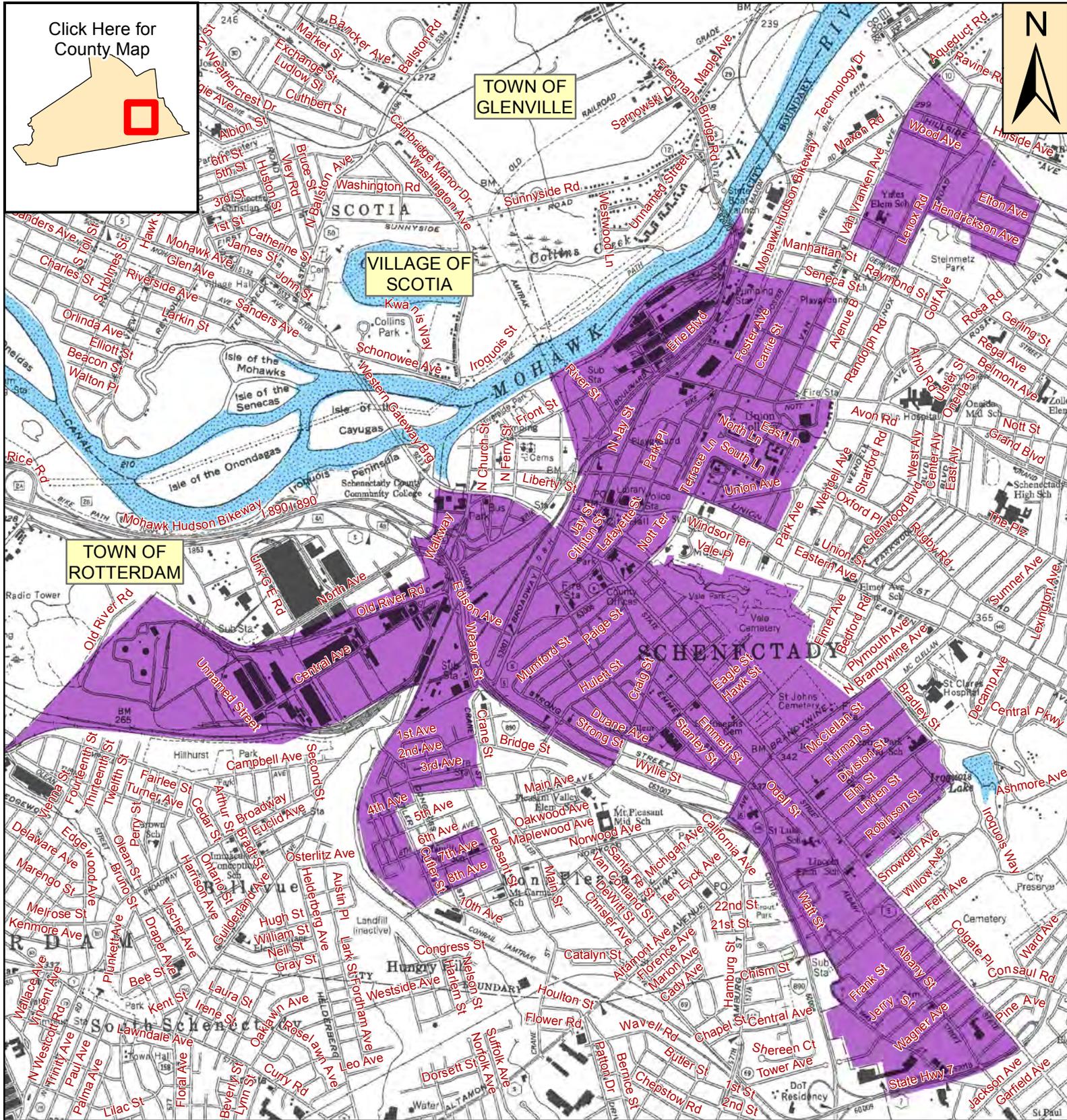
# Wetlands

13 State Street  
Schenectady, Schenectady County, New York

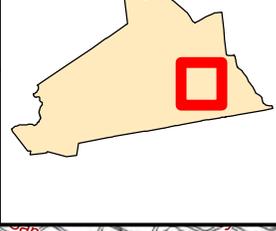
- Legend**
- 13 State Street Project Boundary
  - Lake

## Appendix K - Potential Environmental Justice Areas

# Potential Environmental Justice Areas in the City of Schenectady Schenectady County, New York



Click Here for County Map

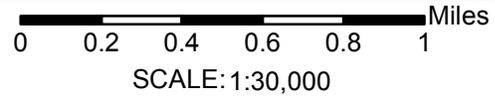


This computer representation has been compiled from supplied data or information that has not been verified by EPA or NYSDEC. The data is offered here as a general representation only and is not to be used for commercial purposes without verification by an independent professional qualified to verify such data or information.

Neither EPA nor NYSDEC guarantee the accuracy, completeness, or timeliness of the information shown and shall not be liable for any loss or injury resulting from reliance.

Data Source for Potential Environmental Justice Areas:  
U.S. Census Bureau, 2000 U.S. Census

- Legend**
- Potential EJ Area
  - County Boundary
  - Waterbodies



For questions about this map contact:  
New York State Department of  
Environmental Conservation  
Office of Environmental Justice  
625 Broadway, 14th Floor  
Albany, New York 12233-1500  
(518) 402-8556  
ej@gw.dec.state.ny.us



## Appendix L – Zoning and Local Approvals

# Stockade Neighborhood Plan



## City of Schenectady Comprehensive Plan 2020



*Reinventing the City of Invention*

**Brian U. Stratton**  
**Mayor**





*The Stockade neighborhood is the oldest City neighborhood and a National Register listed historic district. The plan builds on this foundation to identify a future heritage tourism destination.*

The Stockade neighborhood plan is being developed as part of the City of Schenectady Vision Plan 2020 – the City’s first Comprehensive Plan since 1971. Ten neighborhood plans have been developed as well as a policy-oriented City-wide plan and a series of catalyst projects. In addition, the City is revising its zoning ordinance and other land management tools. Each neighborhood strategy outlines the goals and policies and recommends changes in land use which will guide future livability of the neighborhood.

The Stockade neighborhood, located between the Mohawk River and the Central Business District, encompasses 82 acres (the smallest among the city neighborhoods). State Street from the City line to Erie Boulevard serves as the southern boundary of the neighborhood. The Mohawk River serves as the northwest boundary of the neighborhood. The CSX rail line serves as the eastern boundary. Erie Boulevard, from State Street to the rail line, serves as the southeastern boundary.

Community facilities serving the neighborhood include Front Street Park, Riverside Park, the Bus Station and Amtrak Station. Erie Boulevard and State Street are the major roadways in the neighborhood, although residents will argue that all streets are used as major thoroughfares to bypass traffic on Erie and State. The neighborhood contains a strong mix of residential, commercial and recreational/institutional properties.

## Stockade Neighborhood Plan



*Fewer than twenty percent of units in the neighborhood are owner occupied and increasing the rate of homeownership and discouraging conversions is a key of the plan's success.*

The Stockade neighborhood had a 2000 population of 1,707, a gain of 42.3% between 1990 and 2000 due in part to a change in census tract boundary. Minorities comprise 17.9% of the neighborhood population. The median age of Stockade residents was 38.6 years, while the median age of City residents is 34.8 years. The average household size of Stockade residents was 1.49 persons, smallest among the City neighborhoods. With the exception of pre-school children, all other age groups experienced population growth. Adults had the largest increase in population at 53.9%, followed by school-age children (39.1%), and seniors (4.8%). Pre-school children witnessed a 4.8% decline.

According to the 2000 Census, the median household income for the Stockade Neighborhood was \$26,688. Census figures indicate that approximately 66.9% of households in the City in 2000 were considered low and moderate income households and 20.8% of residents live below the poverty level. Further, 45.8% of households in the City are very low income. In 2000, 70.0% of neighborhood residents were low-income, 48.9% were very low income and 21.9% lived below the poverty level.

There are 1,195 housing units in the Stockade neighborhood, an increase of 42.1% between 1990 and 2000. Of units in the Stockade neighborhood, 19.6% are owner occupied and 80.4% are renter occupied. During the past decade, the percentage of owner occupied housing has declined; while the percentage of renter occupied housing has increased. The vacancy rate for rental housing in the Stockade neighborhood was 8.2% and the rate of for-sale housing was 6.4%. The generally accepted standards for measuring availability in a healthy housing market are vacancy rates in the area of 5% for rental units and 1% for purchase housing. Based on the 2000 census, 20.5% of housing units in the Stockade neighborhood are in three- and four-family homes and approximately 89.3% of structures were built before 1939. The Stockade has the oldest housing among the City neighborhoods. The median gross rent for the Stockade neighborhood in 2000 was \$516. The median value of owner-occupied homes in the Stockade neighborhood in 2000 was \$125,000 (highest among the City neighborhoods).

Many of the demographic changes described above were influenced by a census tract boundary change which moved the southern boundary of the neighborhood from Union Street to State Street encompassing additional residences as well as the large YMCA Single Room Occupancy program.

## Stockade Neighborhood Plan



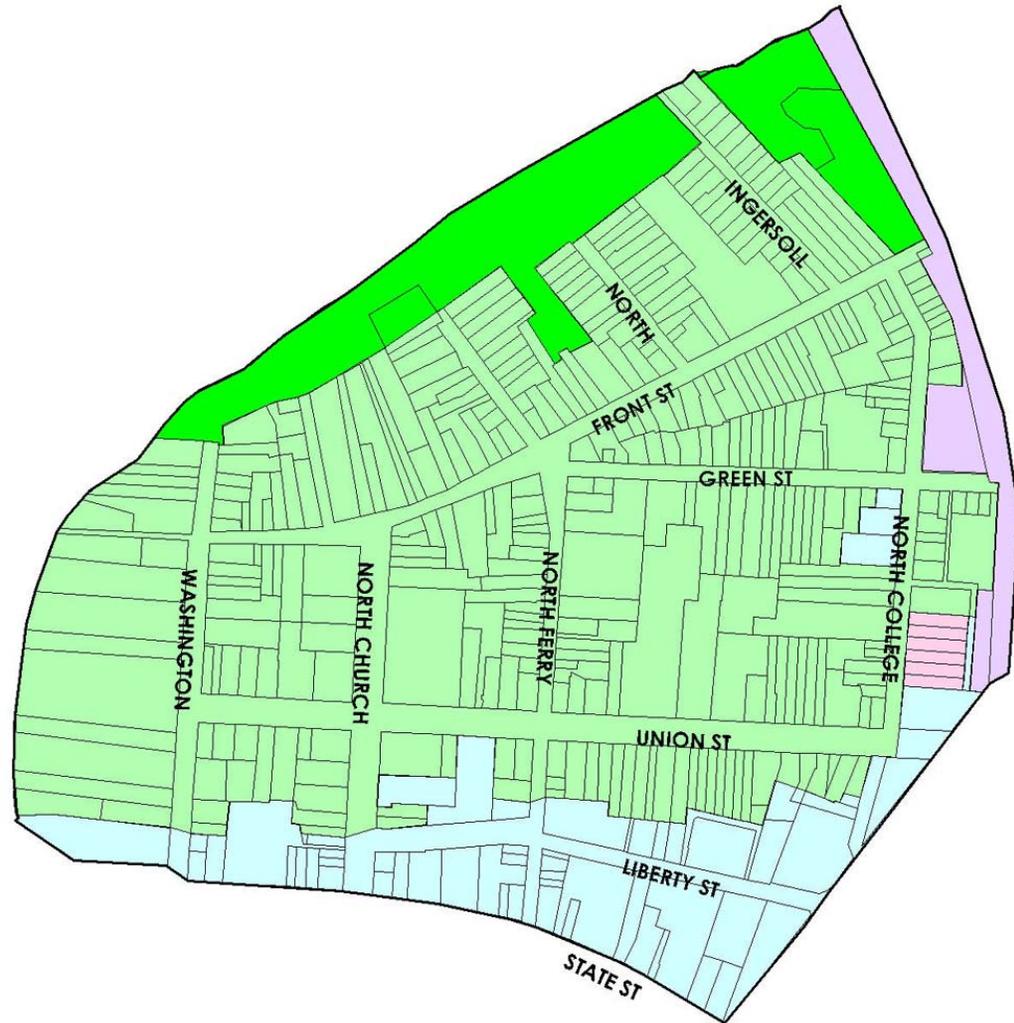
*The Stockade is the site of a stockaded village that was established in 1664 and burned by the French in 1690. The H.S. Barney Building located at 217-229 State Street and 208-218 Liberty Street is individually listed on the National Register of Historic Places.*

|                                       | City<br>2000 | Stockade<br>1990 | Stockade<br>2000 |
|---------------------------------------|--------------|------------------|------------------|
| <b>Population Change 1990-2000</b>    | -5.7%        | -                | 42.3%*           |
| <b>Minority Population</b>            | 25.5%        | 5.7%             | 17.9%            |
| <b>Median Age</b>                     | 34.8 years   | 36.6 years       | 38.6 years       |
| <b>Average Household Size</b>         | 2.23         | 1.67             | 1.49             |
| <b>High School Diploma</b>            | 77.8%        | 88.0%            | 86.1%            |
| <b>Bachelor's Degree or Higher</b>    | 19.0%        | 49.7%            | 39.1%            |
| <b>Median Household Income</b>        | \$29,378     | \$28,750         | \$26,688         |
| <b>Low/Mod Income Households</b>      | 66.9%        | 54.4%            | 70.0%            |
| <b>Very Low Income Households</b>     | 45.8%        | 35.5%            | 48.9%            |
| <b>Housing Unit Change 1990-2000</b>  | 0.1%         | -                | 42.1%            |
| <b>Owner Occupied Units</b>           | 44.7%        | 28.6%            | 19.6%            |
| <b>Renter Occupied Units</b>          | 55.3%        | 71.4%            | 80.4%            |
| <b>For-Sale Vacancy Rate</b>          | 4.6%         | 10.9%            | 6.4%             |
| <b>Rental Vacancy Rate</b>            | 9.3%         | 11.2%            | 8.2%             |
| <b>Units built before 1940</b>        | 56.5%        | 95.0%            | 89.3%            |
| <b>Single-Family Detached Units</b>   | 34.8%        | 13.8%            | 8.4%             |
| <b>Two-Family Units</b>               | 33.7%        | 25.9%            | 17.1%            |
| <b>Three and Four-Family Units</b>    | 12.6%        | 14.6%            | 20.5%            |
| <b>Median Gross Rent</b>              | \$548        | \$445            | \$516            |
| <b>Rent Burdened Households</b>       | 42.2%        | 25.3%            | 40.5%            |
| <b>Median House Value</b>             | \$71,200     | \$105,000        | \$125,000        |
| <b>Owner Cost Burdened Households</b> | 25.0%        | 16.0%            | 22.4%            |
| <b>Assessed Value Per Acre</b>        | \$365,997    | -                | \$749,646        |

\* Note description of census tract boundary change on previous page.

## Stockade Neighborhood Plan

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- HISTORIC RESIDENTIAL
- STOCKADE HISTORIC RESIDENTIAL
- PLANNED RESIDENTIAL DEVELOPMENT
- OFFICE PARK
- BUSINESS
- COMMERCIAL
- NEIGHBORHOOD RETAIL BUSINESS
- RECREATION AND OPEN SPACE
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- INDUSTRIAL PARK
- OVERLAY CENTRAL BUSINESS



*Note: This legend includes all zoning districts in the City of Schenectady. Some districts may not be represented in this neighborhood.*

## Stockade Neighborhood Plan



-  SINGLE FAMILY RESIDENTIAL
-  TWO FAMILY RESIDENTIAL
-  THREE FAMILY RESIDENTIAL
-  MULTI FAMILY RESIDENTIAL
-  VACANT LAND
-  COMMERCIAL PROPERTIES
-  RECREATION AND ENTERTAINMENT PROPERTIES
-  INSTITUTIONAL USES
-  INDUSTRIAL PROPERTIES
-  PUBLIC SERVICES PROPERTIES
-  UNKNOWN

*Note: This legend includes all land uses in the City of Schenectady.  
Some uses may not be represented in this neighborhood.*

## Stockade Neighborhood Plan



*The neighborhood contains a strong mix of residential, commercial and recreational and institutional properties including many beautiful churches and Riverfront Park.*

The Stockade neighborhood consists of approximately 82 acres (smallest among the City neighborhoods). About 26% of the land is tax exempt. Residential properties account for 59.8% of all land use. Commercial properties account for 19.5% of land use in the Stockade followed by community service properties (12%). Recreation and entertainment properties comprise 5% of the neighborhood's land use. One acre or 2% of the land is vacant. Small amounts of land are used for public service and industrial properties. The Stockade neighborhood comprises 1.5% of the City's land area and generates 3.4% of the City's property tax revenues.

Front Street Park and Riverside Park are both located in the Stockade along the Mohawk River. Riverside Park is a six-acre park that offers a basketball court, tennis courts, tot lot, and play equipment. Front Street Park encompasses 2.6 acres and includes a swimming pool.

The neighborhood is home to the Stockade Historic District, which is roughly bounded by the Mohawk River, the railroad tracks and Union Street. It includes approximately 380 buildings over a fifteen-block area. It was the site of the original stockade settlement that was established in 1664 and burned by the French in 1690. The H.S. Barney Building located at 217-229 State Street and 208-218 Liberty Street is individually listed on the National Register of Historic Places. It is a large commercial structure comprising six connected sections that was constructed between 1873 and 1923.

The Schenectady Travel Center is located on State Street west of Erie Boulevard at the edge of the Stockade neighborhood and near Schenectady County Community College. Bus lines, which provide regular intercity bus transportation service to and from Schenectady, include Adirondack Trailways, Greyhound Bus Lines, and Vermont Transit Lines. The Schenectady train station is located one block north of State Street on Erie Boulevard between Liberty Street and Union Street. AMTRAK provides regular passenger rail service to and from Schenectady on several of its routes.

## Stockade Neighborhood Plan



***Concentrated and consistent code enforcement, with an officer assigned to the neighborhood is a vital ingredient for neighborhood revitalization in Stockade.***

Three neighborhood meetings were held to prepare this action plan. The first meeting, held on October 18, 2005, discussed neighborhood assets and challenges. The second meeting, held on January 24, 2006 brainstormed actions that would improve the neighborhood. The third meeting held on June 20, 2006 reviewed the action plan and established priorities. The detailed list of goals and actions that follows emerged from these meetings and outlines the key steps which will move the neighborhood towards the vision expressed by its residents.

Each of the Schenectady's ten neighborhood plans addresses the City's vision for the future:

*"Schenectady is a city rich in history and heritage, and the very birthplace of American technical innovation. Today, Schenectady remains a culturally diverse, yet contemporary community of proud people who believe a brighter future lies within the strengths of their city's many assets, including beautiful parks, dynamic and architecturally unique neighborhoods, and the Mohawk River that flows along its shores. Now, through 2020, Schenectady will actively build upon this foundation of strength to become a highly preferred destination for Capital Region families of all cultures and faiths, who seek quality homes and better schools in safe neighborhoods. They will be joined by businesses both large and small, both cultural and technical, seeking to expand with the benefit of an outstanding and educated workforce, and to thrive within a city poised to continue its proud history of American achievement."*

Four vision elements frame the action plan for the next fifteen years:

- Quality City Services Efficiently Delivered
- Great Homes in Safe and Stable Neighborhoods
- Beautiful, Clean and Green Community
- Quality Workforce and Growing Businesses

## Stockade Neighborhood Plan



*Maintaining the sense of safety in the community will include circulation improvements, use of video monitoring, and reducing the speed limit on key streets to twenty miles per hour.*

Throughout the neighborhood planning process many actions and initiatives have been identified that impact multiple neighborhoods. These programs are described in the City-wide plan. A summary of the City-wide actions affecting this neighborhood is included at the end of this document. Zoning issues are not addressed in this plan. They are addressed through a concurrent zoning review process.

## Vision: Quality City Services Efficiently Delivered

### Goal One: Code Enforcement

CONDUCT AGGRESSIVE CODE ENFORCEMENT FOCUSED ON NUISANCE ISSUES.

**Action 1: Concentrate enforcement on nuisance issues including owner occupancy, building neglect/abandonment and problem properties.**

**Tasks:**

- Emphasize enforcement of the existing Historic District Ordinance
- Create an inventory of “nuisance properties” including 221 Green Street
- Review and update existing nuisance abatement codes addressing occupancy, excessive noise, animal control, alcoholic beverages, curfews and garbage
- Enforce prohibition against using asphalt for sidewalks
- Maintain lines of communication with neighborhood association on planning and code issues

### Goal Two: Public Safety

MAKE THE STOCKADE A SAFER CITY NEIGHBORHOOD.

**Action 1: Increase community police presence in the neighborhood and address identified public safety concerns.**

**Tasks:**

- Assign one police officer to the neighborhood to work with the neighborhood association to identify and solve problems such as excessive speeding, drug dealing, and prostitution

## Stockade Neighborhood Plan



*Addressing parking shortages through development of additional off street parking and investigating the feasibility of shared use agreements with churches and restaurants is a feature of the plan.*

- Evaluate existing lighting in the neighborhood, add or improve lighting as needed
- Clean up underpass area at Green Street and add lighting to improve safety
- Provide assistance to neighborhood residents and groups seeking to form a neighborhood watch or block captain initiative

## Goal Three: Infrastructure

IMPROVE AND MAINTAIN RELIABLE INFRASTRUCTURE AND PEDESTRIAN AMENITIES.

### Action 1: Improve sidewalks throughout the Stockade.

#### Tasks:

- Implement a comprehensive streetscape management program to inspect Stockade streets for condition of pavement, curbs and sidewalks. Pay special attention to the need for sidewalks on North Ferry Street to Front Street and on Front Street between Governors Lane and Washington Avenue
- Meet with stakeholders to determine feasibility of creating a special assessment district in the Stockade to pay for or match resident contribution for sidewalk improvements
- Create a stone crosswalk at Erie and Union as a defining element entering the Stockade
- Revise the City's snow removal ordinance to require that residents clear snow from sidewalks within eight hours and enforce compliance with existing or revised ordinance
- Develop a unified streetscape and sidewalk plan. Create specification for new sidewalks and brick paving patterns including the areas around trees and plantings in the grassy medians between the sidewalk and the curb
- Eliminate all black top sidewalks from the Stockade

### Action 2: Improve the condition of roadways in the Stockade.

#### Tasks:

- Inventory existing roadways and prioritize which roads need major restructuring, resurfacing, and potholes filled
- Reveal the red brick paving around "The Indian" which is covered by the existing pavement

## Stockade Neighborhood Plan



*The plan will create unified streetscape, sidewalk and brick paving patterns including the areas around trees and plantings in the grassy medians between the sidewalk and the curb.*

### **Action 3: Improve appearance of neighborhood streetscape.**

#### **Tasks:**

- Create a uniform streetscape plan and implement it incrementally as other neighborhood improvements are implemented
- Work with ReTree Schenectady to identify and prioritize trees in need of pruning (especially at Front Street and Green Street)
- Ensure that street lights are bright enough and properly located to illuminate the sidewalk and ensure pedestrian safety (especially at Ingersoll Avenue)
- Replace street lighting with period (antique) light fixtures
- Replace street signs with new signs that include the new Stockade logo and have a brown background with yellow writing indicating historic streets
- Remove unnecessary signs to reduce clutter which detracts from the historic district

### **Action 4: Provide a physical design element communicating entrances into the Stockade.**

#### **Tasks:**

- Develop a gateway element to use consistently at all entrances to the Stockade, especially at Washington Avenue at State Street and Ferry Street at Union Street. Given the number of entrances, a simple, common element that communicates a special place is appropriate
- Develop a unique arch (distinct from the design element described above) at the southern end of Washington Avenue that would define the gateway and help control access to the neighborhood by restricting the size of trucks that can access the neighborhood

## **Goal Four: Community Services**

**BALANCE THE IMPACT OF HUMAN SERVICE ORGANIZATIONS IN OR ADJACENT TO THE STOCKADE ON NEIGHBORHOOD QUALITY OF LIFE.**

### **Action 1: Develop a relocation plan for the YMCA.**

#### **Tasks:**

- Meet with YMCA officials to discuss relocation and financing alternatives



*The plan will replace streetlighting with period lighting and ensure that street lights are bright enough and properly located to illuminate the sidewalk and ensure pedestrian safety.*

- Identify a mechanism to ensure joint planning between the neighborhood and the major nonprofit uses (YMCA, YWCA)
- Develop a reuse program for the YMCA building including student housing for the Community College, or perhaps market rate senior housing

## Goal Five: Transportation

### IMPROVE AND MAINTAIN THE TRAFFIC CIRCULATION SYSTEM IN THE STOCKADE

**Action 1: Review pedestrian and vehicular circulation patterns and make improvements to calm traffic, increase livability and walkability of the neighborhood.**

**Tasks:**

- Design and install traffic calming features for Union Street. Determine other streets that would be appropriate for calming measures
- Implement aggressive traffic enforcement to address speeding on Union and College Streets. Consider implementing a 20 mile per hour speed limit on key neighborhood streets and modifying signal timing on Union Street to calm traffic
- Identify needs for new pedestrian facilities, amenities, and safety features, which could include signage, crosswalks, curb extensions, signals, special pavement treatments at crossings and traffic signal improvements
- Evaluate ways to reduce cut-through traffic (especially on Washington Avenue and Front Street) through the neighborhood, including:
  - Making Front Street (between Ferry Street and Church Street) one-way going west and Church Street one-way going south; or,
  - Redesigning the traffic circle around “The Indian” to eliminate the shortcut.
  - Discouraging large truck deliveries
- Improve pedestrian connections between the neighborhood and Downtown, Schenectady Community College and Union College by improving crossings on State and Erie
- Remove the “right-on-red” on Erie Boulevard at Liberty Street

## Stockade Neighborhood Plan



*The City will alter the Washington Avenue entrance to the neighborhood at State Street by designing a gateway entrance to the neighborhood to control truck traffic and improving signage at the I-890 exit at State Street.*

**Action 2: Deter or eliminate tractor trailer traffic in the neighborhood.**

**Tasks:**

- Consider implementing alternate side of the street parking on Front Street, Ferry Street and Green Street during snow emergencies
- Ensure that Erie Boulevard re-design adequately addresses pedestrian safety for crossing at Liberty Street
- Install diagonal parking spaces on North Church Street from State Street to Liberty Street
- Increase frequency of street cleaning
- Adopt alternate side of the street parking for snow removal and street cleaning

**Action 3: Evaluate the need for additional and/or improved parking in the neighborhood including the creation of shared off-street parking areas.**

**Tasks:**

- Conduct a parking inventory and develop a detailed plan to address deficiencies in residential and commercial areas which might include:
  - Diagonal parking on South Church Street between State and Liberty
  - Additional parking on Front Street
  - Negotiation of shared off street parking with the churches or overnight parking at restaurant parking lots
  - Creation of additional parking at Riverside Park Cul-de-sacs
- Increase parking areas at the end of North Ferry Street, Ingersoll Avenue and North Street to accommodate a turn-around area for garbage trucks and snow plows
- Develop a parking plan for lots on the south side of State Street to improve their appearance and functionality



*There was broad agreement among residents to make improvements to Riverside Park including shoreline stabilization, roadway and parking improvements, and docks to attract boaters.*

## Goal Six: Historic Preservation

PROTECT AND ENHANCE THE STOCKADE'S HISTORICAL RESOURCES

**Action 1: Make improvements that will showcase the Stockade's history.**

*Tasks:*

- Work with Stockade Association and Schenectady Historical Society on a new uniform plaque program for all historically significant structures in the district
- Replace all street signs with brown signs with yellow lettering typically used in communities to signify historic areas
- Add cobblestones and decorative brickwork at crosswalks
- Work with neighborhood historic preservation advocates to add a physical demarcation of the corners of the original Stockade at North Ferry and Liberty Streets, Liberty and Church Streets, Church and State Streets, State Street and Washington Avenue and Washington Avenue and Front Streets
- Include examination of district archeology as an interpretative theme

**Action 2: Evaluate the feasibility of expanding the local historic district or utilizing the existing Historic Overlay to protect neighborhood properties not included in the Historic District.**

*Tasks:*

- Identify buildings from 1984 survey appropriate for inclusion in the local Historic District
- Consider inclusion of buildings along the State Street corridor adjacent to the neighborhood in the historic district. This will be particularly important as the "supportive retail/commercial zone" is created (See Goal 9, Action 3)
- Review current boundaries and proposed new boundaries with City Staff and Historic District Commission
- If expanding the district is supported, draft, review and approve changes and re-draw maps and boundary descriptions for the new historic district
- Encourage strict enforcement of the Historic District Ordinance

## Stockade Neighborhood Plan



*The plan makes improvements to enhance the Stockade District's historic resources including uniform historic plaques, street signs and streetscape treatments such as cobble stones and decorative brickwork at crossroads.*

- Amend Stockade Historic District (A-2) zoning district boundary on City Zoning Map as necessary to include new buildings.
- If use of the Historic Overlay District is a preferred method of protection, amend zoning map to include the overlay over any new buildings identified for protection.

## Vision: Great Homes in Safe and Stable Neighborhoods

### Goal Seven: Housing

PROVIDE QUALITY AND STABLE HOUSING IN THE STOCKADE.

**Action 1: Encourage residents to maintain properties.**

*Tasks:*

- Meet with stakeholders to discuss financial incentives available under NYS law to encourage home reinvestment

**Action 2: Reduce number of rental units and encourage conversion to single family housing.**

*Tasks:*

- Identify structures that have been subdivided and target them for conversion

## Vision: Beautiful, Clean and Green Community

### Goal Eight: Parks and Recreation

MAINTAIN EXISTING PARKS AND GREENSPACE AS DESCRIBED IN THE 2005 PARK IMPROVEMENT LIST.

**Action 1: Make improvements to Riverside Park.**

*Tasks:*

- Conduct shoreline stabilization study to reduce erosion from floods and waves from boats
- Develop a plan to resolve drainage problems in the park
- Evaluate the feasibility of installing docks to encourage boating and access to the neighborhood from the River



*The plan recommends supporting existing commercial and retail uses and determining the feasibility of attracting a community grocery store to the neighborhood.*

**Action 2: Add new recreational amenities requested by residents.**

**Tasks:**

- Widen pathways to accommodate police vehicles and increase police patrol of Riverside Park
  - Clean up vegetation along the river twice a year
  - Replace nets on tennis courts
  - Develop a facility for the Schenectady Rowing Club in the park
  - Create additional parking spaces for Riverside Park at the Pump Station
  - Remove guardrails from parking areas and install a more appropriate barrier
  - Implement the City's 2005 Park Improvement List by adding an eight-foot climbing rope to jungle gym and mulching under the swings and merry-go-round
  - Expand Riverside Park to incorporate newly purchased property at end of Ingersoll Avenue
  - Extend walking trail on newly acquired Ingersoll Avenue properties to Union College Boathouse and East Front Street Park
  - Provide water spigots along Riverside Park at the end of Ingersoll Avenue, North Street, North Ferry Street and at the Pump Station for watering public landscaping and gardens
  - Remove graffiti from the neighborhood
- Improve the Erie Canal trail connections through the Stockade with signage along streets and possible connection through Riverside and East Front Street Parks



*Through the plan, the City will work with the neighborhood to identify a “brand” for the Stockade and implement the program as part of a City-wide marketing effort.*

## Vision: Quality Workforce and Growing Businesses

### Goal Nine: Neighborhood Corridors

ENHANCE THE EFFECTIVENESS OF EXISTING NEIGHBORHOOD CORRIDORS BY IMPROVING CIRCULATION, PEDESTRIAN AMENITIES AND OVERALL LIVABILITY.

**Action 1: Develop a façade improvement program focusing on rear facades of commercial buildings on State Street.**

*Tasks:*

- Identify buildings on State Street that would be eligible for a façade program and select priority properties
- Utilize successful façade improvement model from Downtown Schenectady Improvement Corporation (DSIC) and Upper Union Street program funded by Metroplex
- Apply for additional state funding to support a façade program
- Redevelop 108 Union Street for commercial use

**Action 2: Support the establishment of a neighborhood general store or grocery store.**

*Tasks:*

- Identify appropriate buildings for a potential grocery store
- Steer prospective merchants and commercial realtors toward identified buildings for development into grocery store

**Action 3: Implement “supportive retail/commercial zone” in the areas adjacent to the Stockade including Erie Boulevard and State Street.**

*Tasks:*

- Implement the recommendation from previous studies to develop a supportive retail/commercial zone adjacent to the Stockade Neighborhood along Erie Boulevard and Lower State Street by recruiting merchants and making infrastructure and streetscape improvements which will draw new business to the area
- Improve pedestrian connections between the neighborhood and downtown via Erie Boulevard
- Encourage redevelopment in areas bordering the Stockade including between South Church Street and Erie Boulevard

## Stockade Neighborhood Plan



*The plan supports existing hospitality resources such as restaurants and hotels which will distinguish the Stockade as a heritage tourism destination.*

## Goal Ten: Regional Coordination & Promotion

INVOLVE NEIGHBORHOOD ORGANIZATIONS AND RESIDENTS IN FORMULATING A COMPREHENSIVE CAMPAIGN TO MARKET AND PROMOTE THE STOCKADE'S HISTORIC RESOURCES.

**Action 1:** Develop a branding campaign for the Stockade neighborhood utilizing new logo, plaques, gateway signage, marketing and promotion.

**Tasks:**

- Coordinate with, and support efforts by the Chamber of Schenectady County to develop the Gillette House for tourism promotion and to relocate the Schenectady Heritage Area Visitor Center from the Schenectady Museum to the Gillette House
- Work with the neighborhood to identify a “brand” for the Stockade utilizing the new logo; implement the program as part of a City-wide marketing effort coordinated with development of the new Visitor Center
- Produce printed materials including walking tours and interpretative materials

## Goal Eleven: Arts/Cultural/Heritage Tourism

FOCUS CITY AND REGIONAL HERITAGE TOURISM PLANNING AND PROMOTION ON STOCKADE RESOURCES.

**Action 1:** Coordinate cultural and heritage tourism events planned for the Stockade with those in other neighborhoods.

**Tasks:**

- Develop a promotional campaign to increase awareness of existing programs and events in the City

## Citywide Actions Impacting the Stockade

### Vision: Quality City Services Efficiently Delivered

#### *Code Enforcement*

- Conduct regular comprehensive sweeps of the neighborhood to proactively identify problems
- Review and improve the system to monitor existing code enforcement efforts
- Evaluate the feasibility of publishing names of code violators and creating a searchable website
- Improve technology (software and hardware) necessary to integrate property-tracking functions for better inter-departmental communications and enforcement
- Review and update existing nuisance abatement codes addressing excessive noise, animal control, alcoholic beverages, curfews, and garbage
- Expand code enforcement staff as necessary to meet code enforcement needs
- Evaluate the effectiveness of existing penalties for noncompliance and modify as appropriate

#### *Public Safety*

- Fill existing vacancies in the Police Department and expand coverage in the neighborhood after midnight
- Address identified public safety concerns including traffic enforcement (parking and speeding), vandalism, petty theft, loitering, and prostitution as well as nuisance crimes
- Investigate expanded use of video cameras for surveillance at key areas

#### *Infrastructure*

- Focus on maintenance and upgrades of the City's water, sewer, storm water, and utility systems
- Inventory and catalog sidewalk conditions in the neighborhood
- Evaluate feasibility of developing matching grant program to repair or install sidewalks
- Outline a phased plan to improve street lighting in the neighborhood

#### *Landscaping/Streetscaping*

- Review existing landscaping standards and revise as necessary
- Allocate resources to monitor compliance with landscaping standards
- Establish City-wide streetscaping standards

#### *Transportation*

- Conduct parking inventory and evaluate feasibility of developing shared off-street parking lots
- Concentrate traffic enforcement on narrow residential streets
- Review snow removal/alternate side of the street parking plan

## Stockade Neighborhood Plan

## *Historic Preservation*

- Evaluate the feasibility of conducting a neighborhood historic resource survey
- Contact individual property owners to share information about designation

## **Vision: Great Homes in Safe and Stable Neighborhoods**

### *Housing*

- Market the availability of various New York State tax relief programs
- Create a deeper financial incentive for homebuyers of two family residences, especially young families
- Create a grant or tax incentive program to encourage property owners to reduce the number of residential units in a building
- Streamline the tax lien sales process in order to speed redevelopment or transfer properties to responsible parties

### *Neighborhoods*

- Provide staff and financial support for the Neighborhood Associations to implement block captain initiative or incorporate as nonprofit organizations
- Create target area special assessment districts to fund sidewalk improvements, street trees, neighborhood park improvements

## **Vision: Beautiful, Clean and Green Community**

### *Parks and Recreation*

- Inventory City-owned property which could be used for green space
- Focus on basic maintenance of existing park resources before adding new amenities
- Develop partnerships for monitoring and maintenance with community groups and schools
- Develop greenway/bikeway linking all of the City's major park resources together and to the regional trail network

### *Beautification - Trees, Landscaping, Gateways and Streetscaping*

- Continue work with ReTree Schenectady to plant new trees
- Ensure that trees are trimmed and that dangerous trees (including stumps) are removed to minimize storm damage
- Work with Neighborhood Association to identify areas for plantings and beautification
- Create attractive gateways at the major entrances to the City including State Street and Erie Boulevard

## **Vision: Quality Workforce and Growing Businesses**

### *Major Economic Development*

- Plan and develop economic development sites including Erie Boulevard (Upper and Lower); and lower State Street.

### *Entrepreneurship*

- Provide entrepreneurial support programs providing training, technical assistance and access to low interest capital

# Stockade Neighborhood Plan



## DEPARTMENT OF DEVELOPMENT City of Schenectady

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November 20, 2014

Mr. Kevin P. McCarthy  
Norstar Development USA, L.P.  
733 Broadway  
Albany, New York 12207

Re: 13 State Street, Schenectady, New York 12305

Dear Mr. McCarthy:

Pursuant to the above and your request for information, please be advised of the following:

- A Negative Declaration under SEQRA was made by Metroplex Development Authority, the lead agent for the project
- The proposed redevelopment site is currently zoned "C-4" Downtown Commercial District and "RH-2" Stockade Historic Residential District;
- Construction of the proposed Senior Housing redevelopment at 13 State Street is permitted under this zoning designation, and
- All necessary zoning and site plan approvals have been obtained.

If you have any further questions regarding the above, please feel free to contact me at (518) 382-5147.

Sincerely,

Christine S. Primiano  
Principal Planner, City of Schenectady

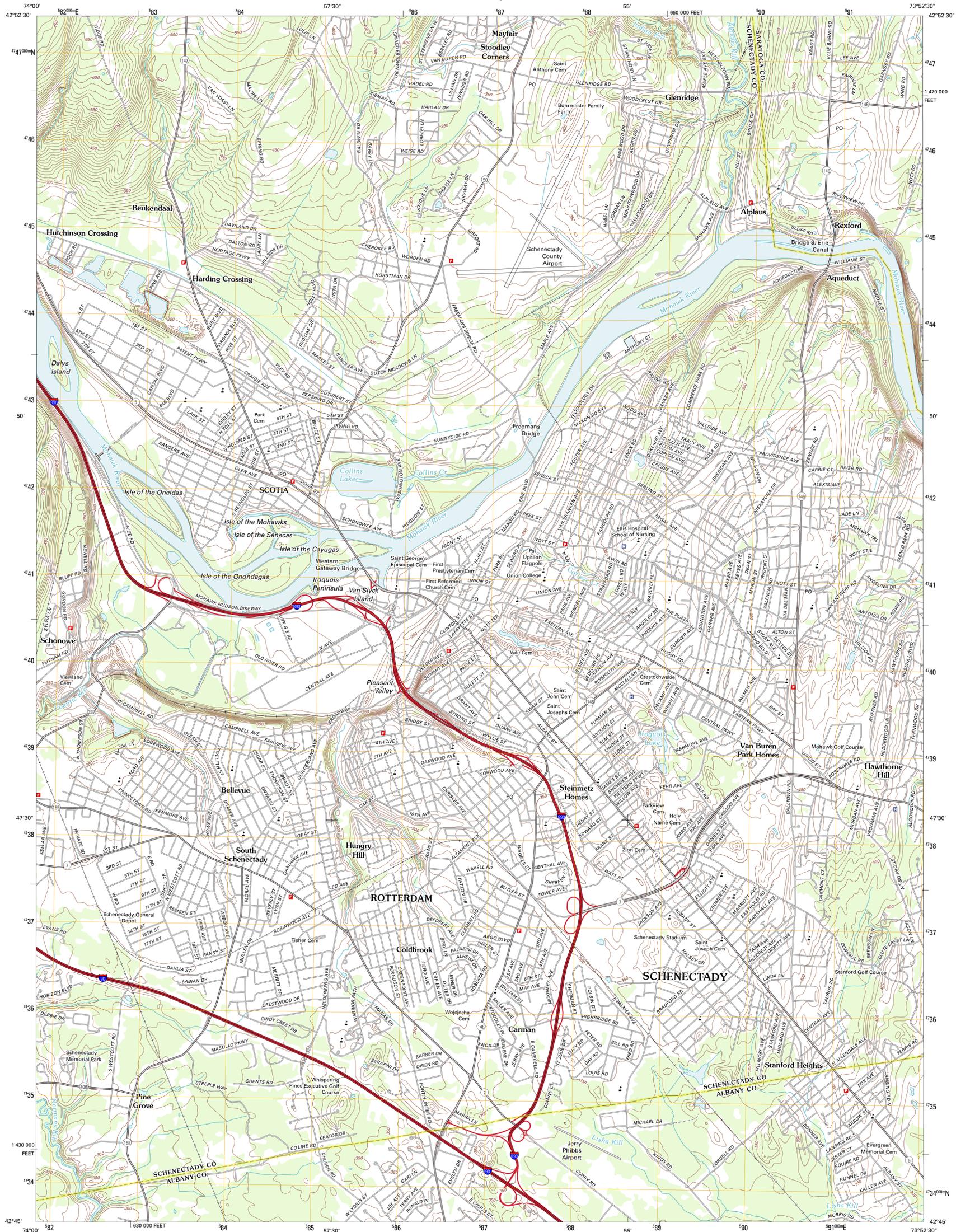
## Appendix M - Topographic Map



U.S. DEPARTMENT OF THE INTERIOR  
U. S. GEOLOGICAL SURVEY

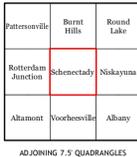
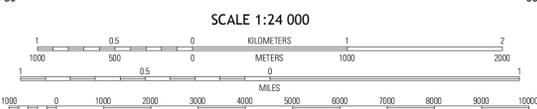
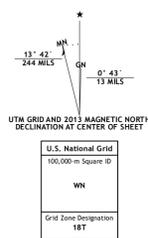


SCHENECTADY QUADRANGLE  
NEW YORK  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84). Projection and  
1 000-meter grid: Universal Transverse Mercator, Zone 18T  
10 000-foot ticks: New York Coordinate System of 1983 (east  
zone)

Imagery.....NAP, October 2011  
Roads.....©2006-2012 TomTom  
Names.....©2006-2012 TomTom  
Hydrography.....National Hydrography Dataset, 2011  
Contours.....National Elevation Dataset, 1998  
Boundaries.....Census, IBWC, IBC, USGS, 1972 - 2012



CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the  
National Geospatial Program US Topo Product Standard, 2011.  
A metadata file associated with this product is draft version 0.6.7

SCHENECTADY, NY  
2013

## Appendix N - Noise

September 25, 2015

Norstar Development USA, L.P.  
733 Broadway  
Albany, New York 12207

Attn: Ms. Lori Harris  
Vice President  
(518) 431-1051  
[lharris@norstarus.com](mailto:lharris@norstarus.com)

Re: Noise Memo  
Former YMCA  
13 State Street, Schenectady, New York 12305  
PSI Project Number 0836- 699

Dear Ms. Harris:

We are submitting this Noise Memo per your request, to satisfy the New York State (NYS) Housing Trust Fund Corporation (HTFC) requirements outlined in the Environmental Review Follow-Up Letter dated June 8, 2015.

## **SUMMARY**

### **Airport**

On August 18, 2015, PSI contacted Mr. Michael Schadewald of the Schenectady County Airport. Mr. Schadewald provided PSI with a copy of the DNL noise contour maps for the Schenectady County Airport. The subject property is located approximately 8900 linear feet (1.7 miles) from the 65 decibel (dB) DNL Contour Line. Based on the Figure 3 Charts for Estimating Noise from Airport Operations from Chapter 5 of the HUD Guidebook, this airport noise level would be well below 65 dB at the subject property. The Site location in relation to the Schenectady County Airport is shown in **Figure 1**.

PSI obtained the Day/Night Sound Level DNL noise contour maps for Albany International Airport from the airports website. The subject property is located approximately 41,000 linear feet (about 7.7 miles) from the 65 dB DNL Contour Line. Based on the Figure 3 Charts for Estimating Noise from Airport Operations from Chapter 5 of the HUD Guidebook, this airport noise level would be well below 65 dB at the subject property. The Site location in relation to the Albany County Airport is shown in **Figure 2**. PSI has provided Site Location Maps detailing the approximate distance from each airport, airport noise exposure contours and the HUD Worksheet B in **Attachment 1**.

## **Railroad**

PSI obtained the information required to complete the Railway Noise Worksheet D from Amtrak and CP Rail. Completed worksheets for both rail lines are attached.

On August 10, 2015, PSI contacted Mr. Craig O. Weed Jr. of Amtrak to obtain track information. Mr. Weed responded on August 24, 2015 with the Amtrak information which he sent over via email.

On August 20, 2015 PSI submitted a HUD Noise Request to TellCSX. TellCSX responded on August 20, 2015 that as of April 2014 they no longer owned the track and that Amtrak was the current owner.

PSI also reviewed local areas maps and found that a CP Rail Line is approximately 1800 linear feet from the subject property. The CP Rail Line starts approximately 700 feet north of the Amtrak Station as the rail line breaks off into two separate lines. The Amtrak Line travels west across the river and the CP Rail Line travels in a northern direction. On August 10, 2015 PSI contacted CP Rail to obtain track information. On September 21, 2015, Mr. Stephen Brooks Engineering Supervisor of CP Rail responded with the number trains (15) that operate on the line and other pertinent information. CP Rail completed the worksheet and forwarded it to PSI. PSI confirmed the whistle posts in the area with Mr. Brooks on September 25, 2015.

Copies of both the Amtrak and CP Rail worksheets with locomotive and railcar adjustments can be found in **Attachment 2**. The combined DNL for the rail lines is approximately 63 decibels (dB)

## **Warranty**

The information provided in this report for the Noise Memo, prepared by PSI under Project Number 0836699 is intended exclusively for Norstar Development USA, L.P., as they pertain to activities at 13 State Street, Schenectady, New York at the time and in the area where the activities were conducted. No unnamed third party shall have the right to rely on this report without the express written consent of PSI, as well as payment of the then current reliance letter fee. The professional services provided have been performed in accordance with practices generally accepted by other appropriate environmental professionals, geologists, hydrologists, hydrogeologists, engineers, and environmental scientists practicing in this field. No other warranty, either expressed or implied, is made.

PSI is not an insurer and makes no guarantee or warranty that the services supplied will avert or mitigate occurrences, or the consequences of occurrences, that the services are designed to prevent or ameliorate. This report is issued with the understanding that Norstar Development USA, L.P. is responsible for ensuring that the information contained in this report is brought to the attention of the appropriate regulatory agency, if any.

### **Use by Third Parties**

This report was prepared pursuant to the contract PSI has with Norstar Development USA, L.P. That contractual relationship included an exchange of information about the subject property that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than Norstar Development USA, L.P. for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Respectfully Submitted,  
**PROFESSIONAL SERVICE INDUSTRIES INC.**



David Rotkowitz  
Staff Geologist



Steve Long  
Principal Consultant &  
Chief Engineer

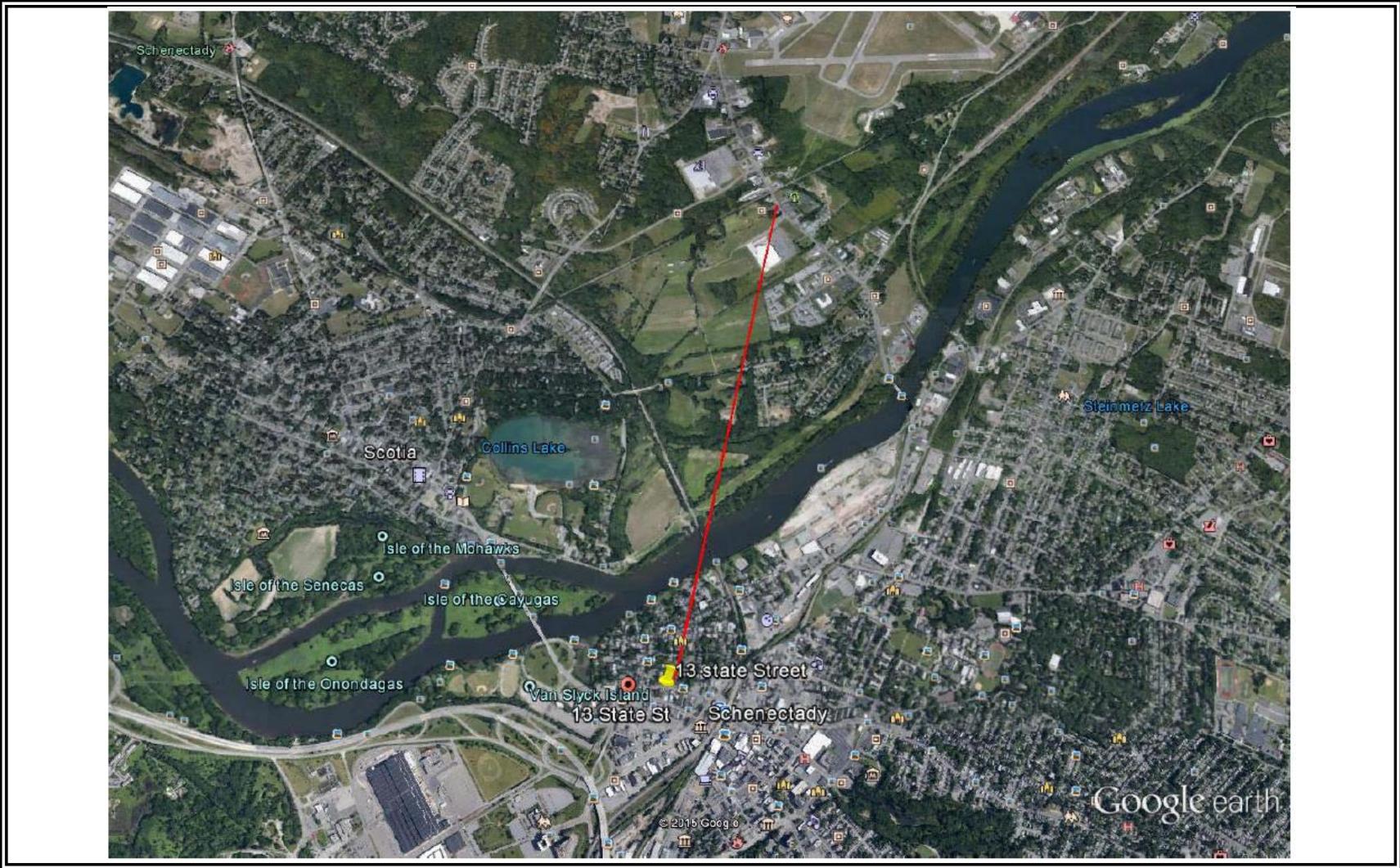
### Enclosures

Figure 1: Site Orientation for Schenectady Airport  
Schenectady County Exposure Map  
Figure 2: Site Orientation for Albany Airport  
Albany International Noise Exposure Maps – 2014 & 2020  
HUD Aircraft Worksheet  
HUD Railway Noise Data Sheet

## **APPENDIX A**

### **Airport Data**

Figure 1: Site Orientation for Schenectady Airport



**psi** *Information  
To Build On*  
**Engineering • Consulting • Testing**

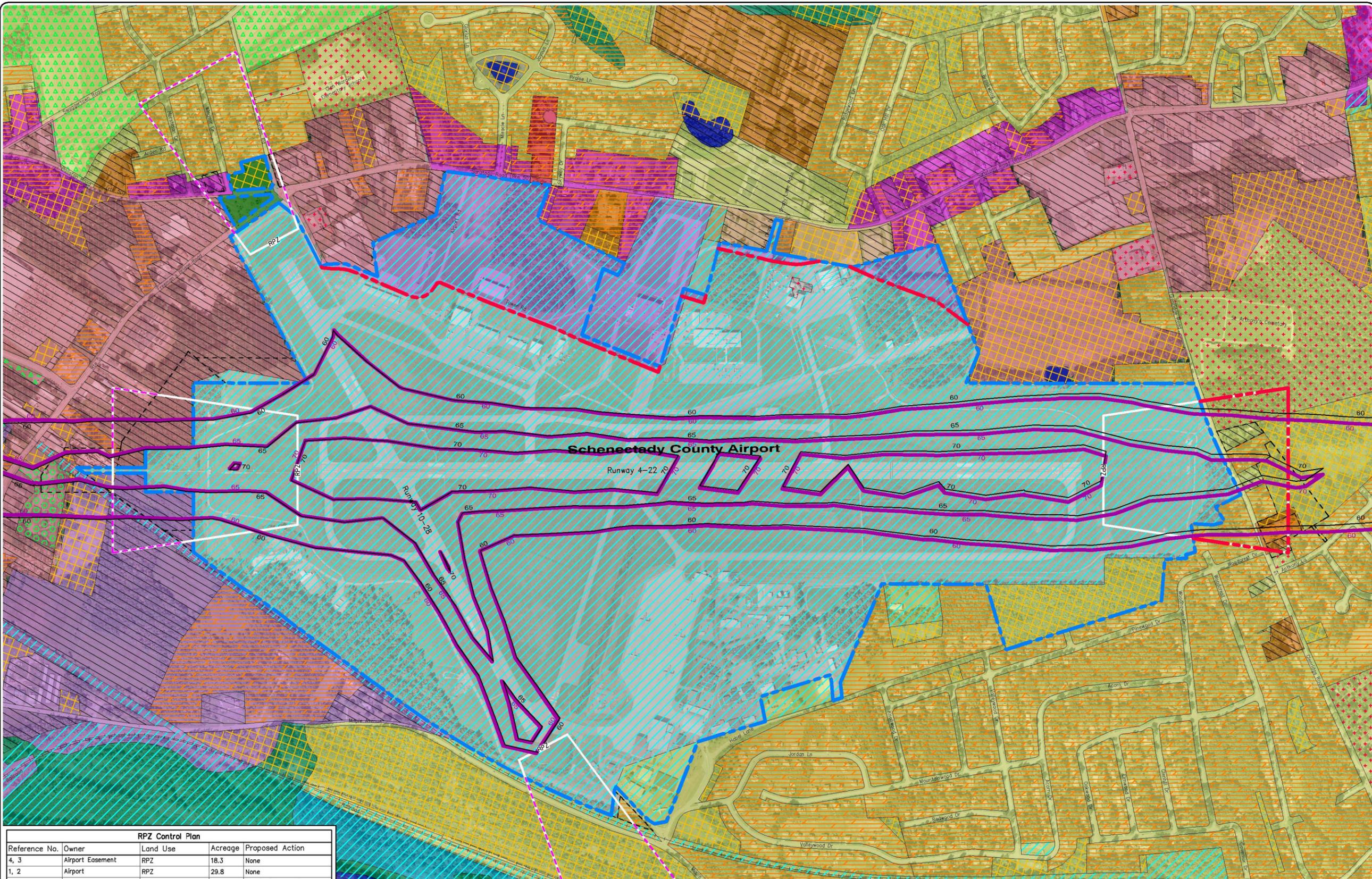
Professional Service Industries, Inc.  
104 Erie Boulevard, Suite 1  
Schenectady, New York 12305

(518) 377-9841 phone  
(518) 377-9847 fax

Client: Norstar Development USA, L.P.  
Name: 13 State Street  
PSI Project#: 0836699  
Date: 9/25/2015

## **Schenectady County Exposure Map**

File: \\PROJECTS\NY\212447\CADD\ALP-8-22447.dwg, LUP: 2015-05-01.dwg, Layout: ALP-8, PaperSize: 24x36  
 Saved: 4/29/2015 8:17:11 AM, Plotted: 4/29/2015 9:03:38 AM, Version: 10.0s (LMS Tech), User: Malina, Perry, LastSavedBy: 976



| RPZ Control Plan |                        |                      |         |                            |
|------------------|------------------------|----------------------|---------|----------------------------|
| Reference No.    | Owner                  | Land Use             | Acreage | Proposed Action            |
| 4, 3             | Airport Easement       | RPZ                  | 18.3    | None                       |
| 1, 2             | Airport                | RPZ                  | 29.8    | None                       |
| TBD              | Various Private Owners | Commercial           | 31      | Acquire Easement           |
| 3, 4, 5          | Airport                | RPZ                  | 6.8     | None                       |
| 3                | Airport Easement       | RPZ                  | 1       | None                       |
| TBD              | Various Private Owners | Residential          | 19      | Acquire Easement           |
| 3                | Airport Easement       | RPZ                  | 1.4     | None                       |
| 1                | Airport                | RPZ                  | 27.5    | None                       |
| TBD              | Various Private Owners | Wooded & Residential | 20      | Acquire in Fee (Voluntary) |
| 1                | Airport                | RPZ                  | 7.8     | None                       |
| 6                | Airport Easement       | RPZ                  | 1.07    | None                       |
| TBD              | Various Private Owners | RPZ                  | 22      | Acquire Easement           |

See Airport Property Map for Reference Number

| ZONING LEGEND |                                  | LAND USE LEGEND |                   | GENERAL LEGEND |                                |
|---------------|----------------------------------|-----------------|-------------------|----------------|--------------------------------|
|               | Airport                          |                 | Agriculture       |                | EXIST. AIRPORT PROPERTY LINE   |
|               | Community Business               |                 | Community Service |                | PROPOSED AIRPORT PROPERTY LINE |
|               | General Business                 |                 | Commercial        |                | EXIST. EASEMENT LINE           |
|               | Land Conservation                |                 | Recreational      |                | PROPOSED EASEMENT LINE         |
|               | Multi-Family Residential         |                 | Residential       |                | MUNICIPAL BOUNDARY             |
|               | Professional/Residential         |                 | Vacant            |                | Railroad                       |
|               | Public Park Lands                |                 |                   |                | 60 Noise Contour (2011)        |
|               | Riverfront Recreation/Commercial |                 |                   |                | 60 Noise Contour (2031)        |
|               | Research/Development/Technology  |                 |                   |                |                                |
|               | Residential Planned Development  |                 |                   |                |                                |
|               | Suburban Residential             |                 |                   |                |                                |

Magnolia (Jan, 2009)

Scale in Feet: 0, 400, 800

Source: Zoning Boundaries per Town of Genesee

| No. | Submitter / Revision | Appr. By | Date |
|-----|----------------------|----------|------|
|     |                      |          |      |

Schenectady County Airport  
 Schenectady, New York

Schenectady County Airport (SCH)  
 Airport Layout Plan  
 LAND USE PLAN

Issue Date: 5-1-2015 Project No.: 22447 Scale: AS NOTED

UNAUTHORIZED ALTERATION OR ADDITION APPLICABLE STATE AND/OR LOCAL LAWS

III Wilmer Circle, PO Box 9269  
 12184-9269 www.ciaonline.com

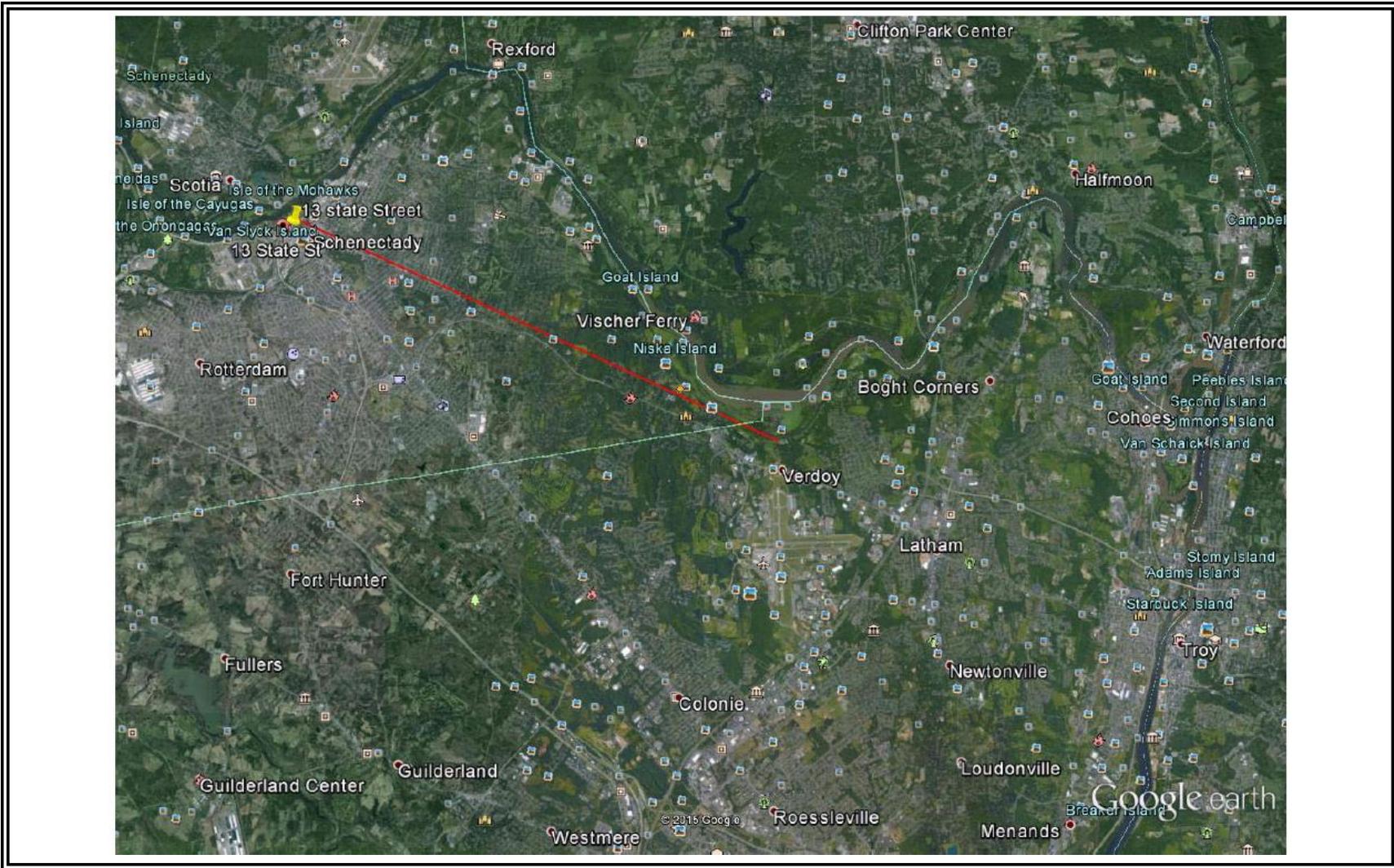
Designed: P.O.M. Drawn: P.M. Checked: E.R.

Schenectady County Airport (SCH)  
 Airport Layout Plan  
 LAND USE PLAN

Issue Date: 5-1-2015 Project No.: 22447 Scale: AS NOTED

**ALP-8**

Figure 2: Site Orientation for Albany Airport



**psi** Information  
To Build On  
Engineering • Consulting • Testing

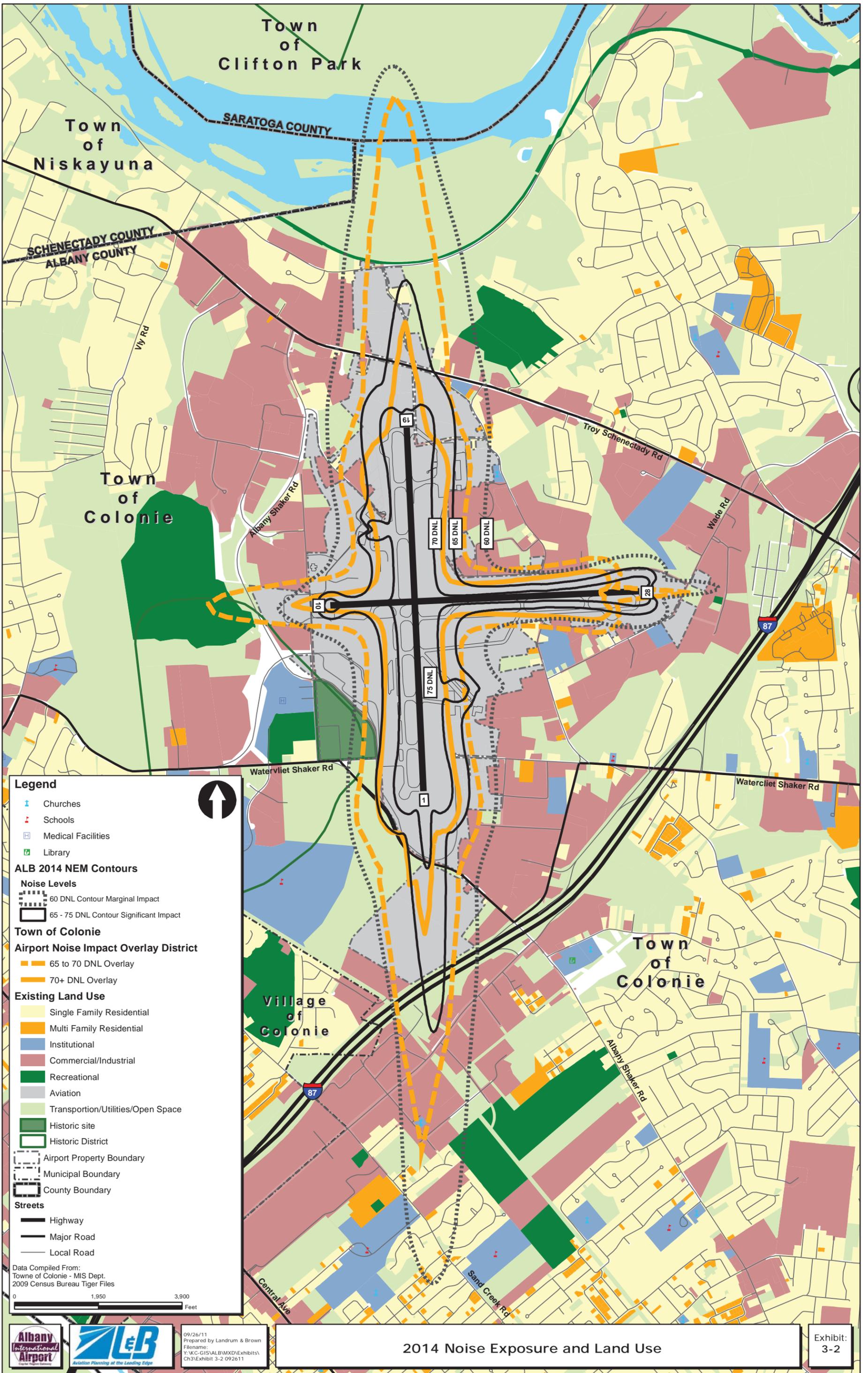
Professional Service Industries, Inc.  
104 Erie Boulevard, Suite 1  
Schenectady, New York 12305

(518) 377-9841 phone  
(518) 377-9847 fax

Client: Norstar Development USA, L.P.  
Name: 13 State Street  
PSI Project#: 0836699  
Date: 9/25/2015

# **Albany International Noise Exposure Maps**

**2014 & 2020**



**Legend**

- Churches
- Schools
- Medical Facilities
- Library

**ALB 2014 NEM Contours**

**Noise Levels**

- 60 DNL Contour Marginal Impact
- 65 - 75 DNL Contour Significant Impact

**Town of Colonie**

**Airport Noise Impact Overlay District**

- 65 to 70 DNL Overlay
- 70+ DNL Overlay

**Existing Land Use**

- Single Family Residential
- Multi Family Residential
- Institutional
- Commercial/Industrial
- Recreational
- Aviation
- Transportation/Utilities/Open Space
- Historic site
- Historic District

- Airport Property Boundary
- Municipal Boundary
- County Boundary

**Streets**

- Highway
- Major Road
- Local Road

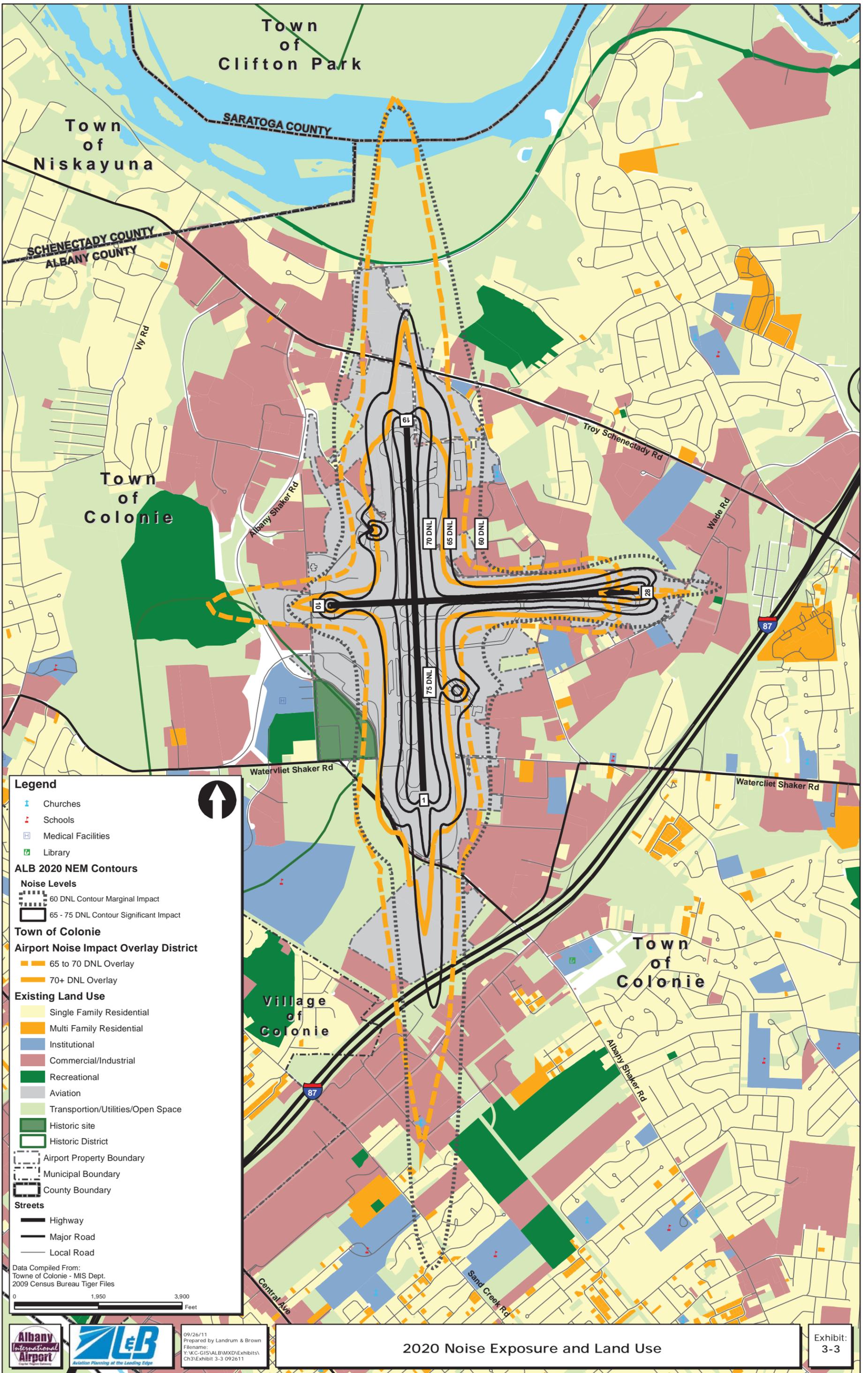
Data Compiled From:  
 Towne of Colonie - MIS Dept.  
 2009 Census Bureau Tiger Files

0 1,950 3,900 Feet



09/26/11  
 Prepared by Landrum & Brown  
 Filename:  
 Y:\K-C-GIS\ALB\MXD\Exhibits\  
 Ch3\Exhibit 3-2 092611

**2014 Noise Exposure and Land Use**



**Legend**

- Churches
- Schools
- Medical Facilities
- Library

**ALB 2020 NEM Contours**

**Noise Levels**

- 60 DNL Contour Marginal Impact
- 65 - 75 DNL Contour Significant Impact

**Town of Colonie**

**Airport Noise Impact Overlay District**

- 65 to 70 DNL Overlay
- 70+ DNL Overlay

**Existing Land Use**

- Single Family Residential
- Multi Family Residential
- Institutional
- Commercial/Industrial
- Recreational
- Aviation
- Transportation/Utilities/Open Space
- Historic site
- Historic District

**Boundaries**

- Airport Property Boundary
- Municipal Boundary
- County Boundary

**Streets**

- Highway
- Major Road
- Local Road

Data Compiled From:  
 Towne of Colonie - MIS Dept.  
 2009 Census Bureau Tiger Files

0 1,950 3,900 Feet



09/26/11  
 Prepared by Landrum & Brown  
 Filename:  
 Y:\K-C-GIS\ALB\MXD\Exhibits\  
 Ch3\Exhibit 3-3 092611

2020 Noise Exposure and Land Use

## HUD Aircraft Worksheet

**Worksheet B  
Aircraft Noise**

**Noise Assessment Guidelines**

List all airports within 15 miles of the site:

1. Schenectady County Airport
2. Albany International Airport
3. \_\_\_\_\_

**Necessary Information:**

|  | Airport 1  | Airport 2  | Airport 3 |
|--|------------|------------|-----------|
| 1. Are DNL, NEF or CNR contours available?<br>(yes/no)           | <u>Yes</u> | <u>Yes</u> | _____     |
| 2. Any supersonic aircraft operations?<br>(yes/no)               | <u>No</u>  | <u>No</u>  | _____     |
| 3. Estimating approximate contours from Figure 3:                |            |            |           |
| a. number of nighttime jet operations                            | _____      | _____      | _____     |
| b. number of daytime jet operations                              | _____      | _____      | _____     |
| c. effective number of operations<br>(10 times a + b)            | _____      | _____      | _____     |
| d. distance A for 65 dB  | _____      | _____      | _____     |
| 70dB   | _____      | _____      | _____     |
| 75 dB  | _____      | _____      | _____     |
| e. distance B for 65 dB  | _____      | _____      | _____     |
| 70 dB  | _____      | _____      | _____     |
| 75 dB  | _____      | _____      | _____     |
| 4. Estimating DNL from Table 2:                                  |            |            |           |
| a. distance from 65 dB contour to<br>flight path, D <sup>1</sup> | _____      | _____      | _____     |
| b. distance from NAL to flight<br>path, D <sup>2</sup>           | _____      | _____      | _____     |
| c. D <sup>2</sup> divided by D <sup>1</sup>                      | _____      | _____      | _____     |
| d. DNL   | _____      | _____      | _____     |
| 5. Operations projected for what year?                           | _____      | _____      | _____     |
| 6 Total DNL from all airports                                    | _____      | _____      | _____     |

Signed *[Signature]*

Date 8/18/15

## **APPENDIX B**

### **Railway Data**

**Railway Noise  
Data Sheet**

**Noise Assessment Guidelines**

List All Railways within 3000 feet of the site:

Notes

1. Amtrak
2. CP Rail
3. \_\_\_\_\_

**Necessary Information**

Railway No. 1

Railway No. 2

Railway No. 3

- |   |             |             |       |   |
|---|-------------|-------------|-------|---|
| 1. Effective distance:  | <u>1600</u> | <u>1800</u> | _____ | Measured in feet from<br>NAL to center of track |
| 2. Number of Trains in 24 hours:                                      |             |             |       |   |
| a. diesel   | <u>12</u>   | <u>15</u>   | _____ |   |
| b. electrified  | <u>-0-</u>  | <u>-0-</u>  | _____ |   |
| 3. Fraction of operations occurring at night:                         | <u>-0-</u>  | <u>50%</u>  | _____ | 10 p.m. - 7a.m.                                 |
| 4. Number of diesel locomotives per train:                            | <u>2</u>    | <u>4</u>    | _____ |   |
| 5. Number of rail cars per train:                                     |             |             |       |   |
| a. diesel trains  | <u>5</u>    | <u>400</u>  | _____ |   |
| b. electrified trains   | <u>-0-</u>  | <u>-0-</u>  | _____ | Include locomotive for<br>electrified trains    |
| 6. Average train speed:   | <u>430</u>  | <u>430</u>  | _____ |   |
| 7. Is track welded or bolted?   | <u>Weld</u> | <u>Weld</u> | _____ |   |
| 8. Is the site opposite a section of tracks<br>between whistle stops? | <u>-0-</u>  | <u>YES</u>  | _____ |   |

Adjustments for Diesel Locomotives

|               | 9<br>No. of<br>Locomotives<br>2 | 10<br>Average<br>Speed<br>Table 9 | 11<br>Horns<br>(enter 10) | 12<br>Night-<br>time<br>Table 5 | 13<br>No. of<br>Trains<br>(line 2a) | 14<br>Adj. No.<br>of Opns. | 15<br>DNL<br>Worksheet 3 | 16<br>Barrier<br>Attr. | 17<br>Partial<br>DNL |
|---------------|---------------------------------|-----------------------------------|---------------------------|---------------------------------|-------------------------------------|----------------------------|--------------------------|------------------------|----------------------|
| Railway No. 1 | 1                               | 1                                 | 0                         | 0.43                            | 12                                  | 5.16                       | 43                       | -                      | -                    |
| Railway No. 2 | 2                               | 1                                 | 10                        | 2.34                            | 15                                  | 702                        | 63                       | -                      | -                    |
| Railway No. 3 |                                 | X                                 | X                         | X                               | X                                   |                            |                          |                        |                      |

Adjustments for Railway Cars or Rapid Transit Trains

|               | 18<br>Number<br>of cars<br>50 | 19<br>Average<br>Speed<br>Table 10 | 20<br>Botted<br>Rails<br>(enter 4) | 21<br>Night-<br>time<br>Table 5 | 22<br>No. of<br>Trains (Line<br>2a or 2b) | 23<br>Adj. No.<br>of Opns. | 24<br>DNL<br>Work-<br>sheet 4 | 25<br>Barrier<br>Attr. | 26<br>Partial<br>DNL |
|---------------|-------------------------------|------------------------------------|------------------------------------|---------------------------------|---|----------------------------|-------------------------------|------------------------|----------------------|
| Railway No. 1 | 0.1                           | 1                                  | 0                                  | 0.43                            | 12  | 0.546                      | 33                            | -                      | -                    |
| Railway No. 2 | 4                             | 1                                  | 0                                  | 2.34                            | 15  | 140.4                      | 45                            | -                      | -                    |
| Railway No. 3 |                               | X                                  | X                                  | X                               | X   |                            |                               |                        |                      |

Combined Locomotive and Railway Car DNL

Railway No. 1 44.5 Railway No. 2 63 Railway No. 3 ND Total DNL for all Railways 63

Signature 

Date 9-25-15

[Environmental Review Main \(/programs/environmental-review/\)](/programs/environmental-review/)

# DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (<https://onecpd.info/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/>).

## Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

## DNL Calculator

Site ID Record Date User's Name **Railroad #1 Track Identifier:** **Rail # 1**

| Train Type   | Electric <input type="checkbox"/>                          | Diesel <input checked="" type="checkbox"/>                            |
|--|--|---|
| Effective Distance                                   | <input type="text"/>                                       | <input type="text" value="1600"/>                                     |
| Average Train Speed                                  | <input type="text"/>                                       | <input type="text" value="30"/>                                       |
| Engines per Train                                    | <input type="text"/>                                       | <input type="text" value="2"/>  |
| Railway cars per Train                               | <input type="text"/>                                       | <input type="text" value="5"/>  |
| Average Train Operations (ATO)                       | <input type="text"/>                                       | <input type="text" value="12"/>                                       |
| Night Fraction of ATO                                | <input type="text"/>                                       | <input type="text" value="0"/>  |
| Railway whistles or horns?                           | Yes: <input type="checkbox"/> No: <input type="checkbox"/> | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> |
| Bolted Tracks?                                       | Yes: <input type="checkbox"/> No: <input type="checkbox"/> | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> |
| <b>Train DNL</b>                                     | <input type="text"/>                                       | <input type="text" value="43.3"/>                                     |
| <input type="button" value="Calculate Rail #1 DNL"/> | <input type="text" value="43.3"/>                          | <input type="button" value="Reset"/>                                  |

**Railroad #2 Track Identifier:** **Rail # 2**

| Train Type          | Electric <input type="checkbox"/> | Diesel <input checked="" type="checkbox"/> |
|---------------------|-----------------------------------|--|
| Effective Distance  | <input type="text"/>              | <input type="text" value="1800"/>          |
| Average Train Speed | <input type="text"/>              | <input type="text" value="30"/>            |
| Engines per Train   | <input type="text"/>              | <input type="text" value="4"/>             |

|  |  |
|--|--|
| Railway cars per Train                               | <input type="text" value="400"/>   |
| Average Train Operations (ATO)                       | <input type="text" value="15"/>  |
| Night Fraction of ATO                                | <input type="text" value="50"/>  |
| Railway whistles or horns?                           | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> |
| Bolted Tracks?                                       | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> |
| <b>Train DNL</b>                                     | <input type="text" value="64"/>  |
| <input type="button" value="Calculate Rail #2 DNL"/> | <input type="text" value="64"/> <input type="button" value="Reset"/>   |



Airport Noise Level

Loud Impulse Sounds?  Yes  No

Combined DNL for all Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

## Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (<https://www.onecpd.info/programs/environmental-review/hud-environmental-staff-contacts/>)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses

- Incorporate natural or man-made barriers. See *The Noise Guidebook* (<https://www.onecpd.info/resource/313/hud-noise-guidebook/>)
- Construct noise barrier. See the Barrier Performance Module (<https://onecpd.info/programs/environmental-review/bpm-calculator/>)

## Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (<https://www.onecpd.info/resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (<https://www.onecpd.info/resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

## Appendix O – Solid Waste

## Jarman, Clifford

---

**From:** Shirley, Lori (NYSHCR) <Lori.Shirley@nyshcr.org>  
**Sent:** Monday, October 05, 2015 9:00 AM  
**To:** Jarman, Clifford; Kaiser, Genevieve  
**Subject:** FW: 13 State Street, Schenectady - waste and recycling services

More stuff!

---

From: Lori Harris [lharris@norstarus.com]  
Sent: Monday, October 5, 2015 9:56 AM  
To: Shirley, Lori (NYSHCR)  
Cc: Kristina Higgins; Kevin McCarthy  
Subject: FW: 13 State Street, Schenectady - waste and recycling services

Good Morning Lori- here is confirmation that are able to arrange for garbage and recycling services for the project. Thanks.

Lori Harris, Vice President  
Norstar Development USA, L.P.  
733 Broadway, Albany, New York 122207  
(518)431-1051 office/(518)488-9574 cell

From: Jeff Casey [mailto:JeffCas@WasteConnections.com]  
Sent: Monday, October 05, 2015 9:46 AM  
To: Lori Harris  
Subject: Re: 13 State Street, Schenectady - waste and recycling services

We will be able to handle the senior living apartments as well with both trash and recycling services.

Sent from my iPhone

On Oct 5, 2015, at 9:44 AM, Lori Harris <lharris@norstarus.com<mailto:lharris@norstarus.com>> wrote:  
Thank you. Can you please confirm that will also have capacity to serve the 61 apts. once completed with garbage pick up and recycling services. Thanks

Lori Harris, Vice President  
Norstar Development USA, L.P.  
733 Broadway, Albany, New York 122207  
(518)431-1051 office/(518)488-9574 cell

From: Jeff Casey [mailto:JeffCas@WasteConnections.com]  
Sent: Monday, October 05, 2015 9:12 AM  
To: Lori Harris  
Subject: Re: 13 State Street, Schenectady - waste and recycling services

Lori,

Per our phone call this morning, County Waste does service that area with Construction Dumpsters, Front Load Dumpsters and most any other waste removal needs. Please let me know if there is anything else I can help you with in the mean time.

Thanks,

Jeff Casey  
County Waste & Recycling  
(518) 229-1475 (cell)  
(518) 877-2358 (office)

Sent from my iPhone

On Sep 29, 2015, at 11:36 AM, Lori Harris <lharris@norstarus.com<mailto:lharris@norstarus.com>> wrote:  
Hi Corey,

Thank you for taking my call today. As I mentioned on the phone, we are redeveloping the former YMCA at 13 State Street as senior rental apartments and a small commercial space. The project will include 61 residential units and approximately 6,700 SF of commercial space. As I mentioned, we will not begin construction until the end of this year and will not have residency for more than 1 year but we are in the process of confirming waste haulers who serve the area who could potentially serve the project. If you could please send me confirmation that Waste Management provides waste hauling and recycling services in the City of Schenectady; and, confirm that you have capacity to serve the project if selected.

If you can provide such confirmation, we will be in contact with more details on the project so that you can develop pricing for us to consider. If you could please provide email confirmation at your earliest convenience, I would great appreciate it. Thank you.

Lori Harris

Lori Harris  
Vice President, Norstar Development USA, L.P.  
733 Broadway, Albany New York 12207  
(518)431-1051 office/ (518)488-9574 cell www.norstarus.com<http://cp.mcafee.com/d/k-Kr41AqdElccnvs78CXCQQmrETupsodFEIthKY\_t4SCyPt6XPbzVJd5AsUPtcsOr4vttJJ0koSA\_Jm4fJelokVsSoSA\_Jm4fJelokVsT V3NOqbz\_nVcsOUCqekNTnKnsOVZBwsPsQsLZh5dqWqJXKsG7DR8OJMddECQjt- husovsppvKrKr01SmVmSK\_\_bUxxkK1kn2tNwldzoobwOw3Q0FRM1x81M7lyd0BJqBk1sq3gij0E3yIS1wib1qrw31owa1A24 7N2wj2QXk34m3cVwg15OJhwg5g8lot0zPWBgPgoGc20G12H3E4uvkG6q30p0o2w6C31kbwsKbulawel0sK5q0km2ps61zi0 oS8od78Q6g5bqb0I1Mn4n0Gwi71Mbu3043q20Q90e8PbAWzLd785e2wPqwJUzcbLHZg73wRk1q1kf3ge71JgMd9zhUF9I6 h5MM6gSwJYgG90eG8AXS4hwO95HR3xMG9nm6z3x1wl3M95M5caEc8Q0syUwbKxoCy6IcAQhM3fxss631d1xZQIlcN0IM 4xoC68AgiJgkz2NIYDIoOE2ElziuNrFOVJ5dddYS2NF8Qg8ICy0oDI\_d40Nef\_c0Ph0cm9\_3XjR0Iq82VEwcrivCy3o86y2fSbmf B0yq8av4PaTQdKcCPaVQGBQPW8g>

## Jarman, Clifford

---

**From:** Shirley, Lori (NYSHCR) <Lori.Shirley@nyshcr.org>  
**Sent:** Monday, January 04, 2016 1:40 PM  
**To:** Jarman, Clifford  
**Subject:** FW: 13 State- asbestos and Lead based paint materials- conformance with rules

---

**From:** Lori Harris [mailto:lharris@norstarus.com]  
**Sent:** Monday, January 04, 2016 2:24 PM  
**To:** Shirley, Lori (NYSHCR)  
**Cc:** Kevin McCarthy; Kristina Higgins  
**Subject:** RE: 13 State- asbestos and Lead based paint materials

Hi Lori,

Please accept this email as confirmation that the plans and specifications for the renovation of 13 State Street will include measures to properly abate asbestos containing materials (acm) and lead based paint. Both ACM and lead based paint abatement will be completed in conformance with all applicable local, state and federal requirements. Please let me know if you have any questions.

Thank you.

Lori Harris  
Vice President, Norstar Development USA, L.P.

## Appendix P – Emergency Services



## SCHENECTADY FIRE DEPARTMENT

360 Veeder Avenue  
Schenectady, NY 12305  
(518) 382-5141/ FAX (518) 382-5163



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Raymond A. Senecal  
*Fire Chief*

September 29, 2015

Ms. Lori Shirley  
NYS Homes and Community Renewal  
38-40 Hampton Plaza  
Albany, New York 12207

RE: 13 State Street Redevelopment

Dear Ms. Shirley:

On behalf of the City of Schenectady Fire Department, please accept this letter, that the City Fire Department is aware of the planned redevelopment of the former YMCA at 13 State Street into 61 apartments for seniors. Following such review, we acknowledge that there is adequate capacity within the Department to handle any fire or ems related emergencies that may arise.

Sincerely,

Chief Raymond Senecal, Schenectady Fire Dept.

CC: Lori Harris, Norstar Development USA, L.P.



# Schenectady Police Department

- *Traffic Services Division* -  
531 Liberty Street, Schenectady, NY 12305  
Phone: (518) 382-5211 Fax: (518) 382-5217  
www.schenectadypd.com



*Wayne E. Bennett*  
*Public Safety Commissioner*  
*Brian Kilcullen Chief of Police*

*Michael J. Seber*  
*Assistant Chief of Police*

*Jack Falvo, Jr.*  
*Assistant Chief of Police*

*Patrick Leguire*  
*Assistant Chief of Police*

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Ms. Lori Shirley  
NYS Homes and Community Renewal  
38-40 Hampton Plaza  
Albany, New York 12207

RE: 13 State Street Redevelopment

Dear Ms. Shirley:

On behalf of the City of Schenectady Police Department, please accept this letter that the City Police Department has reviewed the planned redevelopment of the former YMCA at 13 State Street into 61 apartments for seniors. Following such review, we found that there is adequate capacity within the Department to serve the project.

Sincerely,

Lt. Todd Stickney, Traffic Division, Schenectady Police Department

CC: Lori Harris, Norstar Development USA, L.P.

## Appendix Q – Invasive Species Letter

September 15, 2015

Norstar Development USA, L.P.  
733 Broadway  
Albany, New York 12207

Attn: Ms. Lori Harris  
Vice President  
(518) 431-1051  
[lharris@norstarus.com](mailto:lharris@norstarus.com)

Re: Invasive Species Screen Memo  
Former YMCA  
13 State Street  
Schenectady, New York 12305  
PSI Project Number 0836699

Dear Ms. Harris:

Thank you for providing Professional Service Industries, Inc. (PSI), the opportunity to provide our services to you. We are submitting this Invasive Species Screen Memo per your request, to satisfy the NYS Housing Trust Fund Corporation (HTFC) requirements outlined in the Environmental Review Follow-Up Letter dated June 8, 2015.

### **Summary**

PSI reviewed the project design with Mr. Daniel Sanders of Harris A. Sanders, Architects, P.C. Based on our conversation with Mr. Sanders on August 14, 2015, the overall design is still being developed; however, he indicated that the landscaping will be limited and no exotic species of plants, shrubs or trees will be used at the subject property.

### **Warranty**

The information provided in this report for the Invasive Species Screen Memo, prepared by PSI under Project Number 0836699 is intended exclusively for Norstar Development USA, L.P., as they pertain to activities at 13 State Street, Schenectady, New York at the time and in the area where the activities were conducted. No unnamed third party shall have the right to rely on this report without the express written consent of PSI, as well as payment of the then current reliance letter fee. The professional services provided have been performed in accordance with practices generally accepted by other appropriate environmental professionals, geologists, hydrologists, hydrogeologists, engineers, and environmental scientists practicing in this field. No other warranty, either expressed or implied, is made.

PSI is not an insurer and makes no guarantee or warranty that the services supplied will avert or mitigate occurrences, or the consequences of occurrences, that the services are designed to prevent or ameliorate. This report is issued with the understanding that Norstar Development USA, L.P. is responsible for ensuring that the information contained in this report is brought to the attention of the appropriate regulatory agency, if any.

**Use by Third Parties**

This report was prepared pursuant to the contract PSI has with Norstar Development USA, L.P. That contractual relationship included an exchange of information about the subject property that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than Norstar Development USA, L.P. for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Respectfully Submitted,  
**PROFESSIONAL SERVICE INDUSTRIES INC.**



David Rotkowitz  
Staff Geologist



Steve Long  
Principal Consultant &  
Chief Engineer