

**FINAL NOTICE AND PUBLIC EXPLANATION OF
A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN**

**MEWS AT PRATTSVILLE PROJECT
TOWN OF PRATTSVILLE, GREENE COUNTY, NEW YORK**

Thomas King, Assistant General Counsel and Certifying Officer
Governor's Office of Storm Recovery
99 Washington Avenue, Suite 1224
Albany, NY 12260

NOTIFICATION OF ACTIVITY IN A 100-YEAR FLOODPLAIN

To: All interested Agencies, Groups, and Individuals

This is to give notice that the Governor's Office of Storm Recovery (GOSR) has conducted an evaluation as required by Executive Order 11988 in accordance with U.S. Department of Housing and Urban Renewal (HUD) regulations under 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management and Protection of Wetlands, to determine the potential effects that its activity in the floodplain would have on the human environment.

Pursuant to the Community Development Block Grant-Disaster Recovery (CDBG-DR) Program and Federal Register Notices 78 Fed. Reg. 14329, 78 Fed. Reg. 69104, and 79 Fed. Reg. 62194 (Notices), published March 5, 2013, November 18, 2013, and October 16, 2014, respectively, New York State has been allocated approximately \$4.4 billion of CDBG-DR funds for storm recovery activities, including but not limited to the acquisition, demolition, reconstruction, improvement, financing and use of existing properties in storm-impacted communities and counties.

A portion of this funding will be used for the Mews at Prattsville Project (Project) to build a new flood-safe neighborhood in a mostly undeveloped area located at 5456 Washington Street (County Route 10) northeast of the center of Prattsville, Greene County, New York. The Project plan would be implemented in four phases to achieve development of a regional health care facility, a senior apartment complex, and affordable townhouses. Additional potential development could include a regional community/senior center that would also serve as an emergency shelter; development of that facility or any substantive changes to the project would require additional environmental review. The Mews at Prattsville site consists of three parcels: a 46.03-acre parcel ("Town Parcel") that is currently owned by the town and two parcels (Spanhake Parcel and Fuchs Parcel) totaling 8.81 acres that would be acquired by the town.

Approximately 16.8 acres on the western portion of the Town Parcel are within Special Flood Hazard Area (SFHA) Zone AE (areas of 100-year flood where base flood elevation have been determined), as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 36039C0158F, dated May 16, 2008. Areas designated as a SFHA are those subject to inundation by the 1 percent annual chance flood (e.g., a 100-year flood), also known as the base flood. The two project components that would be located within the SFHA are a secondary access road and a pipeline connection to the wastewater treatment plant.

This Notice pertains to the portion of the Project that is located within the FEMA SFHA.

There are three primary purposes for this notice. First, citizens who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

FLOODPLAIN MANAGEMENT PLAN

GOSR has reevaluated the alternatives to Project activities in the floodplain and has determined that there is no practicable alternative. The 8-step process documenting compliance with Executive Order 11988 can be viewed online at <http://www.stormrecovery.ny.gov/environmental-docs>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the proposed action or a request for further information to Thomas King, Assistant General Counsel and Certifying Environmental Officer, Governor's Office of Storm Recovery, 99 Washington Avenue, Suite 1224, Albany, NY 12260; e-mail NYSCDBG_DR_ER@nyshcr.org. All comments received by **November 9, 2015** will be considered.

Thomas King, Assistant General Counsel and Certifying Officer

November 2, 2015