



PUBLIC NOTICE

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

HIGHLAND MEADOWS, BEACON, NY

FEBRUARY 22, 2016

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

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

Project Description: The Governor's Office of Storm Recovery (GOSR), an office of HCR's HTFC, is responsible for the direct administration of the United States Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program in New York State. GOSR proposes to provide CDBG-DR funding to carry out the Highland Meadows Project (the Proposed Project), located at 11 Hastings Drive, Beacon, New York.

The Hudson Valley Housing Development Fund Company, Inc. proposes an affordable housing development for seniors within an existing, vacant structure. The Project would be an adaptive reuse of the former St. Francis Hospital building into 68 units of housing for senior citizens over the age of 62 with a priority for disabled households. The Project would include 53 one-bedroom units and 15 two-bedroom units. Eighty-five percent of the housing units would be targeted for senior households at 60 percent of the area mean income (AMI), and 15 percent of the units would be targeted for households at 70 percent of the AMI.

The existing St Francis Hospital structure is a three-story 79,170-square foot structure that has been vacant and unused for several years. Limited demolition would be required to reduce the building footprint from the existing 79,170 square feet to 72,184 square feet and create natural light and ventilation. Demolition also would involve the removal of asbestos flooring and blown-in insulation. The redevelopment would provide a structure that removes the institutional appearance and replaces it with a residential building with pitched roofs, building articulation, and residential style materials such as brick, an exterior insulation and finish system, and fiber-cement siding that resembles clapboard siding. The Project would reconfigure the existing parking lot, site landscaping, and stormwater management structures to control and treat runoff from the Project site, and the Project would upgrade the existing

water and sewer lines and three-phase electrical system.

The estimated total cost for the Proposed Project is \$19,709,344, funded with up to \$6,645,000 from HUD's CDBG-DR grant.

Dutchess County and the adjacent counties of Ulster, Orange, and Putnam were directly impacted by Hurricane Irene, Tropical Storm Lee, and/or Superstorm Sandy. Based on the Federal Emergency Management Agency Individual Assistance Program (FEMA IA) data, as of April 2013, more than 1,562 homes were damaged or destroyed by Hurricane Irene and Tropical Storm Lee in Dutchess County. These numbers account for 5.8 percent of the total housing damage from those storms in the State of New York. A 2013 Dutchess County Rental Survey documented a 2.9 percent vacancy rate for market rate rentals and a zero vacancy rate for all subsidized housing, which on average have multiple year waiting lists.

FINDING OF NO SIGNIFICANT IMPACT

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

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

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

Public Comments on FONSI and/or NOIRROF: Any individual, group or agency may submit written comments on the Project. The public is hereby advised to specify in their comments which "notice" their comments address. Comments should be submitted via email, in the proper format, on or before March 8, 2016, at NYSCDBG_DR_ER@nyshr.org. Written comments may also be submitted at the following address, or by mail, in the proper format, to be received on or before March 8, 2016: Lori A. Shirley, HCR, Governor's Office of Storm Recovery, 38-40 State Street, Hampton Plaza, Albany, NY 12207. Comments may also be received by telephone by contacting Lori A. Shirley (518) 474-0755. All comments must be received on or before 5pm on March 8, 2016, or they will not be considered. If modifications

result from public comment, these will be made prior to proceeding with the expenditure of funds.

REQUEST FOR RELEASE OF FUNDS AND CERTIFICATION

On or about March 9, 2016, the HCR certifying officer will submit a request and certification to HUD for the release of CDBG-DR funds as authorized by related laws and policies for the purpose of implementing this part of the New York CDBG-DR program.

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

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

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

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

Lori A. Shirley
Certifying Officer
February 22, 2016