



Governor's Office of Storm Recovery



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

MEADOWS AT MIDDLE SETTLEMENT SENIOR APARTMENTS, TOWN OF NEW HARTFORD, ONEIDA COUNTY, NEW YORK

Lori A. Shirley Certifying Environmental Officer
Governor's Office of Storm Recovery
38-40 State Street
Albany, NY 12207

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, the State of New York 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 redevelopment of senior housing at the Meadows at Middle Settlement Senior Apartments located at 4300 Middle Settlement Road in the Town of New Hartford, New York. Five structures within the 100-year floodplain would be demolished along with six other structures outside the 100-year floodplain. Three new housing structures and a new community center structure would be constructed outside the 100-year floodplain.

The ten-acre apartment property is located on the 20-acre campus of the Presbyterian Homes Health Care Community. It is fully developed with 21 two-story housing structures, 1 one-story housing structure, 2 one-story non-housing/community structures, parking lots, access road, and yard areas. The apartment complex provides 149 affordable units for seniors.

Approximately 1.2 acres of the 10-acre property are within Special Flood Hazard Area Zone (SFHA) A1 (areas of 100-year flood where the base flood elevation has been determined associated with Mud Creek, as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 360535 0002 B, dated April 18, 1983). In 2013, 18 units were lost to flooding. On the west side of Mud Creek, all or part of four housing structures and a community building, along with walking paths and

a small part of the access road, are within the approximately 0.5 acres of the 100-year floodplain.

Meadows Senior Living LP is proposing to redevelop a four-acre portion of the property west of Mud Creek, including approximately 0.5 acres that are in the 100-year floodplain. Project activities within the 100-year floodplain include demolition of five structures and construction activities limited to grading, replacement of some walkways, and re-landscaping. Impermeable surface within the 100-year floodplain would be reduced. Only a small portion of the access road, the bridge, and some walking paths would remain in the 100-year floodplain on the west side of Mud Creek.

There would be no changes to the 100-year floodplain on the eastern side of Mud Creek as part of this project.

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. A copy of the 8-step floodplain analysis summary 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 project or a request for further information to:

Governor's Office of Storm Recovery, NYSHCR
38-40 State Street
Albany, NY 12207
Attn: Lori A. Shirley, Certifying Environmental Officer

Comments may also be submitted or further information can be requested via email at nyscdbg_dr_er@nyshcr.org. A full description of the project may also be reviewed from 9:00 AM – 5:00 PM, Mondays through Fridays, at the GOSR office address listed above. All comments received by Monday, January 4, 2016 will be considered.

Lori A. Shirley, Certifying Environmental Officer

December 18, 2015