

# MEMORANDUM

**RE: NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI)  
AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOIRROF)**

*New York State Housing Trust Fund Corporation (HTFC)  
38-40 State Street  
Albany, NY 12207  
(518) 473-4732*

**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: Thomas J. King.

This combined notice satisfies two separate procedural requirements for project activities proposed to be undertaken by HCR. As a result, the comment periods for the FONSI/NOIRROF and the RROF have been combined.

**Project Description:** The Governor's Office of Storm Recovery (GOSR), operating under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation, is the responsible entity for direct administration of the HUD Community Development Block Grant – Disaster Recovery (CDBG-DR) program in New York State. GOSR proposes to provide funding to carry out the Mews at Prattsville project, located at 5456 Washington Street (County Route 10), Prattsville, Greene County, New York.

The Town of Prattsville proposes the new construction of the Mews at Prattsville ("the Project"), a mixed use development including a regional health care facility, apartment complex for senior residents, and affordable townhouses. The subject parcels are located northeast of the junction Washington Street and New York Route 23, at 5456 Washington Street in Prattsville. Up to three parcels of land would be involved in the development. From south to north along Washington Street these parcels include a 3.8-acre parcel (Fuchs Parcel), a 5.01-acre parcel (Spanhake Parcel), and a 46.03-acre parcel that is currently owned by the Town of Prattsville (Town Parcel).

The Project involves acquisition of the two private parcels, installation of water and sewer infrastructure, construction of a new regional healthcare facility, construction of a new 44-unit apartment complex for seniors, and construction of eight new two-unit affordable townhouses.

The approximately 5,400 square foot regional health care facility would include five patient examination rooms, three dental treatment rooms, separate dental and primary care waiting rooms and various offices and staff support areas. The health care facility would also include a 16,000 sf parking area.

The apartment component would offer seniors affordable, comfortable, and accessible apartments, 24 one-bedroom units and 20 two-bedroom units. The complex would include a community room, 24 hour security, emergency call buttons, outdoor patios, access to support services, and organized transportation to events, activities, and appointments.

The 16 unit townhouse community would consist of eight two unit townhouses between 700 and 1,000 square feet each. The four townhouses on the east side would consist of accessible one story two bedroom units, while the four west side townhouses would consist of accessible one and a half story, three bedroom units. The townhouse units would be, with porches fronting a central green, shared patio areas.

The Project will provide safe affordable rental housing outside the floodplain in a market area that lost rental and owner-occupied housing units due to Hurricane Irene and Tropical Storm Lee. The Mews at Prattsville will provide affordable, resilient rental housing stock in an area in need.

The estimated total project cost for the land acquisition, infrastructure extension and regional health care facility is \$3,000,000.00, funded with up to \$3,000,000.00 from the CDBG-DR program.

## **FINDING OF NO SIGNIFICANT IMPACT**

An Environmental Assessment (EA) for the proposed project has been prepared and is maintained on file. The EA is incorporated by reference into this FONSI. Subject to public comments, no further review of the proposed project is anticipated. A full copy of the EA, including a completed National Environmental Policy Act of 1969 (NEPA) Environmental Assessment Checklist and area map, is available for public inspection during normal business hours in accordance with 24 CFR Part 58 at the office listed below or online at <http://www.stormrecovery.ny.gov/environmental-docs>.

GOSR has determined that the EA for the project identified herein complies with the requirements of HUD environmental review regulations at 24 CFR Part 58, et al.

GOSR has also determined that the project, as proposed, will have no significant adverse environmental or socioeconomic impacts, either direct, indirect, or cumulative. There will be no significant impact on the human environment, and the project will not negatively impact the quality of the environment. Therefore, GOSR has determined that the project does not require the preparation of an environmental impact statement under NEPA.

**Public Review:** Public viewing of the EA is available online at the website listed above 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  
Albany, NY 12207  
Contact: Lori A. Shirley (518) 474-0755*

Further information may be requested at [NYSCDBG\\_DR\\_ER@nyshcr.org](mailto:NYSCDBG_DR_ER@nyshcr.org) or by calling Lori Shirley at (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/Findings and NOIRROF:** Any individual, group or agency may submit written comments on the Project. Those wishing to comment should specify in their comments which distinct parts of this Combined Notice they intend to address. Comments should be submitted via email, in the proper format, on or before November 13, 2015 at [NYSCDBG\\_DR\\_ER@nyshcr.org](mailto:NYSCDBG_DR_ER@nyshcr.org). Written comments may also be submitted at the following address, or by mail, in the proper format, to be received on or before November 13, 2015:

Lori A. Shirley  
HCR, Governor's Office of Storm Recovery  
38-40 State Street  
Albany, New York 12207.

Comments may be received by telephone at (518) 474-0755. All comments must be received on or before 5pm on November 13, 2015 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**

Written notice of environmental clearance will be required prior to the removal of any limitation on commitment of federal funds in accordance with regulations at 24 CFR Part 58.70.

On or about November 16, 2015, 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 Thomas J. King, in his 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, decision-making, and action, and that these responsibilities have been satisfied. Moreover, HCR certifies that an environmental review of the proposed project described herein has been completed. 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 the RROF and/or FONSI certification for a period of fifteen (15) days. The last day of the objection period is December 1, 2015. Potential objectors may contact HUD 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 the responsible entity's Certifying Officer;
- (b) The responsible entity has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58;
- (c) The responsible entity has committed funds or incurred costs not authorized by 24 CFR Part 58 before release of funds and approval of environmental certification; or
- (d) 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

Thomas King, Esq.  
Certifying Officer  
October 29, 2015