



# Homes and Community Renewal

ANDREW M. CUOMO  
Governor

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Commissioner/CEO

## Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

### Project Information

**Project Name & SHARS No.:** Phase II Sheridan Hollow Redevelopment Project SHARS # 20133183

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

**Grant Recipient:** Capital District Habitat for Humanity, Incorporation

**State/Local Identifier:** M-13-SG-360100

**Preparer:** Tectonic Engineering & Surveying

**Certifying Officer Name and Title:** Heather Spitzberg, Director  
Environmental Analysis Unit

**Consultant (if applicable):** Tectonic Engineering and Surveying Consultants, P.C.

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NYSHCR

Environmental Review Record

Project Name: Phase II Sheridan Hollow Redevelopment Project

Project Location: Albany, NY

Page 2 of 32 (plus 1489 pages of Appendices)

**Project Location:**

The project is located in the Sheridan Hollow neighborhood in the City of Albany, Albany County, New York. The proposed sites are ten (10) lots located along Orange Street and Lark Street. The specific site locations are 220, 222, 224, 274, 276, 278 and 301 Orange Street and 130, 132, 132.5, and 134 Lark Street. There is a vacant structure at the 278 Orange Street address, and the remaining addresses are vacant parcels. Site location maps are included in **Appendix A**. *Please note, Tax Map ID No. 65.72-4-63 is listed as address 134.5 Lark Street on the City of Albany Digital Tax Map, but this same Tax Map ID #, and physical location, is listed as address 132.5 Lark Street in the Albany County Online Parcel Database. For the purposes of this environmental assessment and the associated documents, Tax Map ID No. 65.72-4-63 is referred to as address 132.5 Lark Street.*

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

The proposed project consists of the demolition of one existing housing structure located at 278 Orange Street, and the new construction of ten (10) homes for first-time, lower income homebuyers as part of Phase II of a transformational community development project in the City of Albany. These homes will be located in Albany's Sheridan Hollow neighborhood.

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

This particular part of the Sheridan Hollow Redevelopment project aims to develop a mixed-income neighborhood, with HOME-assisted units targeting households at or below 80% of the area median income (AMI), with five (5) homes targeting below 60% AMI. The homes will be sold to qualified applicants at a below-market sale price and with interest-free financing.

The overall development plan, of which these 10 homes are a part, calls for mixed-use, mixed-income development to promote economic investment, preserve housing affordability and improve the quality of family and community life. The proposal will increase the City's tax base, eliminate blight, and promote re-investment in an important and historically significant neighborhood. The other portions of the plan are designed as funding becomes available.

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

The Sheridan Hollow neighborhood sits in the shadows of Albany's state office buildings, downtown core, and nearby thriving neighborhoods. The Sheridan Hollow neighborhood area is currently plagued with poverty, high vacancy housing rates, an aging housing stock, and minimal homeownership. 58.4% of the total housing units within this area were built before 1960 and 43.4% were built prior to 1939, indicating a need for new and affordable housing. In addition to the aging housing stock, the area has little homeownership, with 81.2% of residents living in renter-occupied space. Over 25% of the properties in this area are vacant, 45% of the Sheridan Hollow neighborhood residents live below the poverty line, and 40.7% of the residents are unemployed.

According to a report published by the University at Albany's 2010 Planning Studio, over 10% of the tax parcels in the Sheridan Hollow neighborhood are devoted to surface parking, 26% are vacant lots with no existing structures or improvements, and 33% had a "significant presence" of litter. At the time of the report, sixty-one (61) buildings were vacant, twenty (20) were substantially deteriorated and three (3) were dilapidated. Seventeen (17) buildings were visibly for sale and sixty-seven (67) buildings were boarded up. Most of the vacancies were concentrated along Sheridan Avenue and Orange Street.

Given the Sheridan Hollow neighborhood proximity to the city center, investment in the Sheridan Hollow neighborhood presents a unique opportunity to imprint upon the area a renewed sense of community by way of

an increased quality of life, additional affordable housing options, as well as an injection of improved infrastructure and new businesses for both those who live and work in its environment.

**Funding Information**

Grant Number	HUD Program	Funding Amount
M-13-SG-360100	HOME	\$500,000

**Estimated Total HUD Funded Amount:**  
 \$500,000

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]:  
 \$1,250,000

**Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**

NYSHCR has conducted a review for each of the compliance factors listed below and determined whether the activity affects the resources under consideration or whether formal compliance steps or mitigation is required. All compliance source documentation regarding the necessary reviews or consultation is attached to the Checklist and included in the ERR.

Compliance Factors: 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> 24 CFR Part 51 Subpart D	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed project area is not located within 2,500 feet of a civil airport runway or 15,000 feet of a military airfield runway. The closest airport is the Albany County International Airport, approximately 6 miles northwest of the proposed project area. No additional action is needed.  <b>Source: 27</b>
<b>Coastal Barrier Resources</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The proposed project area is located in Albany, New York. No coastal barrier resources occur within the project area according to the John H. Chafee Coastal Barrier Resource System maps annexed hereto as <b>Appendix B</b> .  <b>Source: 19</b>
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Based on Flood Insurance Rate Map 360001 0007C, effective as of April 15, 1980, the proposed project area is not

<p>Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>		<p>located within a Special Flood Hazard Area, (<b>Appendix C</b>). Proof of National Flood Insurance Program (NFIP) insurance is not required. See attached Flood Insurance Rate Map.</p> <p><b>Source: 23</b></p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b></p>		
<p><b>Clean Air</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The proposed project is located in Albany County, which is a nonattainment area and classified as “marginal” for 8-hour ozone. Ozone is created by emissions of volatile organic compounds (VOC) and nitrogen oxides (NO<sub>x</sub>). Both VOCs and NO<sub>x</sub> are emitted by transportation and industrial sources. The proposed project is intended for residential use and is unlikely to significantly impact air quality from emissions of VOCs or NO<sub>x</sub>. Since the proposed project is for residential use, there will be no significant increase of traffic in the project area.</p> <p>The proposed project does not include the use or installation of stationary generators or any mobile generator that will be located in a single location for greater than twelve (12) months. Therefore, the EPA’s Reciprocating Internal Combustion Engines (RICE) requirements do not apply to this project.</p> <p>The new construction would employ best management practices (BMP) to control dust and emissions, and it would not substantively affect the NY State Implementation Plan (SIP). Minor air quality impacts would be short-term and localized. No significant impacts on air quality would result and further assessment is not required.</p> <p><b>Source: 21</b></p>

<p><b>Coastal Zone Management</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The New York State Coastal Atlas has been consulted and the proposed project area is not located within a designated coastal zone. The coastal map is included in <b>Appendix B</b>.</p> <p><b>Source: 19</b></p>
<p><b>Contamination and Toxic Substances</b> 24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>A qualified environmental professional, as per ASTM E1527-13 and ASTM E1903-11, used current techniques to conduct Phase I and Phase II Environmental Site Assessments, which are included in <b>Appendix D</b>. The Phase I ESA identified eleven (11) off-site recognized environmental conditions (RECs) relative to the project sites, including an existing dry cleaner, historic dry cleaners, historic auto repair facilities, and RCRA-generator facilities. Additionally, there were multiple spills and leaking tanks that have occurred on adjacent properties, but all spills have been administratively closed by the New York State Department of Environmental Conservation (NYSDEC). There is significant distance between the listed spill sites and the proposed project area, and the spill sites are hydraulically downgradient and lower in elevation in relation to the project area. As defined by ASTM E1527-13, these listed sites are not RECs but should be considered for potential environmental concerns.</p> <p>Based on the Phase I ESA findings and identified RECs, a Phase II ESA (per ASTM E1903-11) was completed that included a ground intrusive investigation at the project sites including, but not limited to, testing for potential perchloroethylene (PCE) and trichloroethylene (TCE) to determine potential impacts, if any, from the noted up-gradient historical dry cleaning and auto repair operations. The Phase II ESA documented no impacts to the project sites from the identified RECs. As such, further investigation is not recommended at this juncture.</p>

	<p><b>Radon</b></p> <p>According to the Environmental Protection Agency Map of Radon Zones in New York, these project sites are located in an area with a high potential for radon levels to exceed the EPA action level for residential construction. The radon map is included in <b>Appendix E</b>. A passive soil depressurization system must be incorporated into the building designs in accordance with ASTM E1465-08a <i>Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings</i>.</p> <p>Radon testing must be conducted when the construction is complete, with test results forwarded to the environmental analysis unit (EAU) prior to occupancy. A third-party air-monitoring contractor must complete the final testing/clearance with results certified by an authorized testing laboratory. If testing indicates that the radon level exceeds the EPA action level, then an active fan, complete with alarm system, will be installed and radon levels re-tested prior to occupancy to determine that radon levels are being maintained below recommended limits. If a passive mitigation system was not included in the design, a radon mitigation system must be retrofitted into the building with the project sponsor responsible for all costs and the building must be re-tested for radon levels.</p> <p><b>Asbestos</b></p> <p>The project sites were previously developed; so, it is possible that asbestos-containing materials (ACM) may remain in the soil from the demolition of the previously existing buildings. All work will comply with the procedures outlined in NYS Department of Labor Regulations at 12 NYCRR Part 56, including amendments. Fugitive dust control measures will be implemented during any project demolition and/or excavation. All discovered ACM debris shall be properly disposed of in accordance with NYSDEC</p>
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	<p>and New York State Department of Labor (NYSDOL) rules, and the handling, transportation and disposal of ACM shall be completed by NYSDOL certified entities.</p> <p>An ACM pre-demolition survey was prepared by a properly qualified entity for the demolition of the structure at 278 Orange Street, and the survey results are included in <b>Appendix F</b>. The ACM survey found that drywall compound, window glazing, and the roofing/flashing/cement were asbestos-containing materials. A detailed description of the ACM locations and components is included in <b>Appendix F</b>. Construction specifications to handle and properly remove and dispose of the asbestos-containing materials are included in <b>Appendix F</b>. All work will be completed in strict accordance with all applicable Federal and State regulations, standards and codes governing asbestos abatement and any other trade work done in conjunction with the abatement, as described in the construction specifications included in <b>Appendix F</b>.</p> <p>Prior to permanent loan closing, a final ACM clearance report will be submitted to the environmental analysis unit (EAU) that provides written confirmation that all ACM had been removed from the project prior to demolition. The clearance must be conducted by a NYSDOL certified entity that is independent from the entity conducting the ACM work.</p> <p><b>Lead-based Paint</b></p> <p>The soils at the project sites were tested for lead which may be present in the soil as a result of lead-based paint (LBP) potentially used in the previously existing structures. Additionally, since demolition of the existing building at 278 Orange Street will be required for this program, LBP testing was conducted at this site.</p> <p>Soil lead tests at 278 Orange Street were</p>
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	<p>above the Environmental Protection Agency (EPA) limit of 1,200 ppm for “the rest of the yard.” Soils at 130 Lark Street and 220, 222, 224, 274, 276, 278, and 301 Orange Street were above the EPA limit of 400 mg/kg for “gardens/ play areas.” (Lead test results are included in <b>Appendix G</b>.) In accordance with HUD’s “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing,” 2012, bare soil above these levels will be treated by either interim controls or abatement until soil levels are demonstrated to be below regulatory standards. Soil abatement is most appropriate when levels of lead are extraordinarily high (equal to or greater than 5,000 mg/kg), and when use patterns indicate contact frequency and exposure will be high, such as in residential yards.</p> <p>As an interim control, the top twelve (12) inches of the existing soil will be replaced with clean soil at the addresses of 130 Lark Street and 220, 222, 224, 274, 276, 278, and 301 Orange Street. Fugitive dust control measures will be implemented during project demolition and excavation.</p> <p>If construction is phased, then lead in soil test results must be forwarded to the environmental analysis unit (EAU) prior to occupancy of each building.</p> <p><b>Mold</b></p> <p>The project sites do not involve rehabilitation of existing structures; however, the building materials or areas where the newly constructed buildings will be located may become contaminated with mold if not properly protected from the elements or water infiltration. In the event that this occurs, the sponsor must submit a final clearance report demonstrating that all mold contamination was properly removed. A licensed mold assessor must complete the clearance and submit this report. This report must be submitted to the environmental analysis unit (EAU) prior to</p>
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		permanent loan closing.
<p><b>Endangered Species</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The project area is located in an urban area of the City of Albany, New York. According to the New York Natural Heritage Program (NYNHP), there are no known occurrences of listed endangered or threatened Species within proximity to the project area based on NYNHP letters dated March 19, 2015, and December 18, 2015 (<b>Appendix H</b>). Additionally, per United States Fish and Wildlife (USFWS) Service correspondence dated February 6, 2015, the USFWS concurred that the proposed project would have “no-effect” and/or “impact” and that no further ESA coordination or consultation is required. This acknowledgement was also confirmed on December 21, 2015 via electronic mail. The USFWS correspondence is included in <b>Appendix I</b>.</p> <p>The project will not include any of the species listed by the NYSDEC as prohibited and regulated invasive species, and this is documented in a letter by the project design professional (<b>Appendix J</b>).</p> <p><b>Sources: NYNHP, USFWS</b></p>
<p><b>Explosive and Flammable Hazards</b> 24 CFR Part 51 Subpart C</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>A Thermal Explosives Hazards Survey was conducted on March 3, 2015, in accordance with the HUD guidance, and the report is included in <b>Appendix K</b>. A major oil storage facility with numerous aboveground storage tanks (ASTs) located in the Port of Albany was identified as potentially being within 0.5 – 1.0 mile of the project location, but none of the proposed building sites were within a direct line of site of the tanks. Additionally, further evaluation of the project location relative to the ASTs in the Port of Albany identified the tanks to be greater than 1.0 mile from the proposed project. The measurement of the center of the most northern AST at the Port of Albany to the Property Boundary of 220-224 Orange Street (the closest project boundary to the Port of Albany) was greater than 1.5 miles.</p>

		<p>The Thermal Explosives Hazards Survey did not identify any other evidence of outdoor aboveground tanks that: 1.) Store flammable or explosive gasses; 2.) Exceed 100 gallons and store flammable or explosive liquids within the 1,000-foot radius of the site; or 3.) Exceed 20,000 gallons and store flammable or explosive liquids within 1.0 mile of the site. Therefore, no separation distance requirements would apply to the project site.</p> <p><b>Source: 33</b></p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The proposed project area is located in an urban, built-up area and will not convert farmland to nonagricultural use. This project is exempt from the Farmland Protection Policy Act of 1981. This is because the project occurs within a developed urban area. Per 7 CFR Part 658.2 – land with a density of thirty (30) structures per 40-acre area are defined as “land committed to urban development.” The project involves new construction of residential homes within vacant lots surrounded by already existing urban development.</p> <p><b>Source: 27</b></p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>Based on the Flood Insurance Rate Map 360001 0007C, effective as of April 15, 1980, the proposed project area is not located within a Special Flood Hazard Area as depicted in the FEMA Firmette included in <b>Appendix C</b>. Proof of National Flood Insurance Program (NFIP) insurance is not required. Thus, no further action is required for compliance with this part.</p> <p><b>Source:23</b></p>
<p><b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The Sheridan Hollow Redevelopment project has been reviewed in accordance with Section 106 of the National Historic Preservation Act of 1966. Final determination letters from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) indicate that the proposed construction at the above project sites and area will have “No Effect on cultural or historic resources.” The letters are dated</p>

	<p>February 17, 2015 and December 22, 2015 (for 301 Orange Street), May 12, 2015 (for 274, 276, and 278 Orange Street), June 25, 2015 (for 220, 222, and 224 Orange Street), and August 11, 2015 and December 22, 2015 (for 130, 132, 132.5, and 134 Lark Street) The determination letters are included in <b>Appendix L</b>.</p> <p>A review has been requested from the Tribal Historic Preservation Offices (THPO) of the Saint Regis Mohawk Tribe and the Stockbridge-Munsee Mohican Tribe and the responses from each Tribe are described below.</p> <p>The Saint Regis Mohawk Tribe responded that the project is considered to have “No Effect” on cultural properties of concern to the Saint Regis Mohawk Tribe. The Saint Regis Mohawk Tribe requested to be informed of any project plan changes and to be immediately contacted in the event any inadvertent discoveries of human remains, funerary objects, sacred objects, and/or objects of cultural patrimony are made during the scope of this project (<b>Appendix M</b>).</p> <p>The Stockbridge-Munsee Mohican Tribe responded that they do not have cultural resource concerns since the ground for these projects has been previously disturbed. The Stockbridge-Munsee Mohican Tribe requested notification if any cultural materials are inadvertently discovered during construction (<b>Appendix M</b>).</p> <p>Therefore, there are no anticipated effects to tribal resources. If any cultural resources are inadvertently discovered during construction, work will be immediately halted and the Tribal Historic Preservation Offices of the Saint Regis Mohawk Tribe and the Stockbridge-Munsee Mohican Tribe will be contacted.</p>
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<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Potential noise generators in the vicinity of the proposed project area include Canadian Pacific Railway located within 3,000 feet northeast of the project area, and roadways with over 10,000 cars per day, including Washington Avenue, Henry Johnson Boulevard, and Central Avenue. The area is outside of the 65 decibel level of impact from the Albany International Airport and 1,000 feet from a major four-lane highway.</p> <p>A noise assessment study was conducted on March 3, 2015 for the project area, in general accordance with 25 CFR Part 51 Sub Parts B, C, and D (<b>Appendix N</b>). It was determined that the proposed building sites are not within an area that receives 65 decibels or greater noise. The project sites were determined to receive a day/ night noise level (DNL) of 62.8 decibels.</p> <p>The proposed construction activities would cause temporary and short-term increases in noise levels between the hours of 8 AM to 4 PM.</p> <p><b>Source: 33</b></p>
<p><b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The proposed project sites are not located within the surficial bounds of a sole source aquifer per EPA map <a href="http://www.epa.gov/region02/water/aquifer/">http://www.epa.gov/region02/water/aquifer/</a>. The increase in construction will increase impervious surfaces. However, the project proposes to install fourteen (14) drainage inlets to manage the excess runoff that will be produced. Adequate Erosion and Sediment Control Measures will be implemented during construction activities to prevent erosion of site soils during construction.</p> <p><b>Source: 25</b></p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>According to the NYSDEC Environmental Resource Mapper, there are no NYS wetlands affected. Wetland maps are included in <b>Appendix B</b>. According to the USFWS National Wetlands Inventory, there are no Federal wetlands affected. No further</p>

		<p>wetland investigation is necessary.</p> <p><b>Source: 17</b></p>
<p><b>Wild and Scenic Rivers</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The proposed project sites are not located within close proximity of any Wild, Scenic or Recreational Rivers, or any rivers listed on the Nationwide Rivers Inventory list. There are no rivers on or immediately adjacent to the property. The nearest river is the Hudson River which is located approximately one mile from the property. No impacts to Wild, Scenic or Recreational Rivers will occur from this project.</p> <p><b>Sources: 12, 15</b></p>
<b>ENVIRONMENTAL JUSTICE</b>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The proposed project sites are located in a potential Environmental Justice Area according to NYSDEC maps included in <b>Appendix O</b>. The project is intended to serve an existing need for affordable housing and is not expected to facilitate development which would result in adverse environmental justice impacts.</p> <p>Consistent with Executive Order 12898, this project promotes nondiscrimination in a program that could affect human health and the environment. A Phase II Environmental Site Assessment was conducted at the project sites and documented no impacts to the project sites from the recognized environmental concerns identified in a Phase I ESA. The project will not place minority or low-income populations in Explosive and Flammable Hazards risk areas per 24 CFR Part 51 Subpart C, as discussed within this environmental assessment. Noise impacts have been studied, and it is concluded that the project falls within acceptable noise criteria for housing. Pre-construction surveys for lead in soils was completed, and soils will be abated, where needed, to acceptable levels before occupancy. Additionally, passive radon mitigation systems will be designed for each house, and after construction,</p>

NYSHCR

Environmental Review Record

Project Name: Phase II Sheridan Hollow Redevelopment Project

Project Location: Albany, NY

Page 14 of 32 (plus 1489 pages of Appendices)

		<p>radon levels will be tested. If testing after construction indicates that activation of the radon system is warranted, an active fan would need to be installed to mitigate soil vapor intrusion. Vapor testing would again be conducted to ensure radon levels are at acceptable levels before structures are inhabited. Asbestos-containing material will be abated from the structure at 278 Orange Street before it is demolished, which will remove asbestos-containing materials from the premises. Thus, the project is consistent with the goals of Executive Order 12898.</p> <p><b>Source: 16</b></p>
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**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] NYSHCR has recorded below 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 has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, 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	1	According to the <u>City of Albany Comprehensive Plan, Albany 2030</u> , the creation of safe, livable, mixed-use and mixed-income neighborhoods is the top community priority. The proposed project reflects measures of the Albany 2030 plan such as vacant and abandoned property re-use, development of creative financing tools to encourage mixed-income housing, and encouraging mixed-income housing options throughout the City. The Phase II Sheridan Hollow Redevelopment Project complies with the housing

		<p>goals in the Comprehensive Plan, particularly with regards to neighborhood revitalization. This comprehensive project will bring about transformation by creating opportunities for affordable homeownership, quality rental housing, new retail and commercial investments, streetscape improvements, enhanced public safety and neighborhood revitalization. The Phase II Sheridan Hollow Redevelopment Project is designed to increase the City’s tax base, eliminate blight, and promote re-investment in an important and historically significant neighborhood.</p> <p>All proposed project parcels/sites are zoned “R-2B” – One-and Two-Family Medium Density Residential District. The proposed action to build single-family homes on these parcels is consistent with the current zoning.</p> <p><b>Sources: 5, 8, 9</b></p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>2</p>	<p>The project sites are situated on soils previously disturbed by development in a dense urban setting. Because the project sites have previously supported similar structures, the underlying soils would be suitable for the new structures. Soil maps from the Natural Resource Conservation Service are provided in <b>Appendix P</b>. Grading would be minimal at the project sites, and soils would be compacted per local building codes. It is not anticipated that additional soils would need to be brought on-site. If soils from on-site need to be removed from the site, the company holding the contract to perform the excavation will be required to dispose of the soil in a legally compliant manner.</p> <p>The project includes development of individual sites connected to the public street and drainage systems of the City of Albany. The proposed construction at the project sites would not create storm water runoff that would adversely affect these drainage systems. Storm water catch basins will be constructed on-site and connect to the existing storm sewer system for the area. All work will be completed in accordance with engineered site plans.</p> <p>Erosion and drainage control best management practices will be required to be implemented by the contractor during construction. These practices will include seeding and mulching disturbed areas immediately after construction, and dust control measures such as covering trucks contents.</p> <p>This project is ineligible for SPDES #GP 0-15-002</p>

		<p>(<b>Appendix Q</b>). However, erosion and sedimentation controls will be required. Measures consistent with the NYSDEC “General Permit for Storm Water Discharge Associated with Industrial Activity From Construction Activities” will be implemented to prevent the siltation of watercourses downstream of the project.</p> <p><b>Source: 22</b></p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p>The Phase II Sheridan Hollow Redevelopment project sites were analyzed for any previously known history of hazardous material releases through the completion of a Phase I ESA, dated March 2015. The Phase I ESA, completed by a qualified environmental professional (per ASTM E1527-13), identified eleven (11) off-site recognized environmental conditions (RECs) relative to the project sites, including an existing dry cleaner, historic dry cleaners, historic auto repair facilities, and RCRA-generator facilities. Additionally, there were multiple spills and leaking tanks that have occurred on adjacent properties, but all spills have been administratively closed by the NYSDEC. There is significant distance between the listed spill sites and the proposed project area, and the spill sites are hydraulically downgradient and lower in elevation in relation to the project area. As defined by ASTM E1527-13, these listed sites are not RECs but should be considered for potential environmental concerns. The Phase I ESA is provided in <b>Appendix D</b>.</p> <p>Based on the Phase I ESA findings and identified RECs, a Phase II ESA (per ASTM E1903-11) was completed that included a ground intrusive investigation at the project sites including, but not limited to, testing for perchloroethylene (PCE) and trichloroethylene (TCE) to determine potential impacts, if any, from the noted up-gradient historical dry cleaning and auto repair operations. The Phase II ESA documented no impacts to the project sites from the identified RECs. As such, further investigation is not recommended at this juncture. The Phase II ESA is provided in <b>Appendix D</b>.</p> <p>The implementation of a soil management plan will address any unanticipated contaminated soil, if encountered during construction.</p> <p>A Thermal Explosives Hazards Survey was conducted on March 3, 2015, in accordance with the HUD guidance, and the report is included in <b>Appendix K</b>. A major oil storage facility with numerous aboveground storage tanks (ASTs)</p>

	<p>located in the Port of Albany was identified as being within 0.5 – 1.0 mile of the project location, but none of the proposed construction sites are within a direct line of site of the ASTs. Additionally, further evaluation of the project location relative to the ASTs in the Port of Albany identified the tanks to be greater than 1.0 mile from the proposed project. The measurement of the center of the most northern AST at the Port of Albany to the property boundary of 220-224 Orange Street (the closest project boundary to the Port of Albany) was greater than 1.5 miles. The Thermal Explosives Hazards Survey did not identify any other evidence of outdoor aboveground tanks that: 1.) Store flammable or explosive gasses; 2.) Exceed 100 gallons and store flammable or explosive liquids within the 1,000-foot radius of the site; or 3.) Exceed 20,000 gallons and store flammable or explosive liquids within 1.0 mile of the site. Therefore, no separation distance requirements would apply to the project site.</p> <p>A Noise Assessment was conducted on March 3, 2015 by a qualified environmental scientist according to HUD Noise Assessment Guidelines. The proposed project area is located outside the 65 decibel level impact for Albany International Airport and is not located within 1,000 feet of a major four-lane highway. The proposed project area is located within 3,000 feet of an active railroad line. However, the noise level of the proposed project sites are below the 65 decibel level and do not require mitigation. The noise assessment is included as <b>Appendix N</b>.</p> <p>Passive radon mitigation systems will be designed for each house and, after construction, radon levels will be tested. If testing after construction indicates that activation of the radon system is warranted, then an active fan would be installed to mitigate soil vapor intrusion. Vapor testing would be conducted again before structures are inhabited.</p> <p>In accordance with the HUD's "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," 2012, bare soil containing lead above acceptable levels will be treated by either interim controls or abatement until soil levels are demonstrated to be below regulatory standards. Soil abatement is most appropriate when levels of lead are extraordinarily high (equal to or greater than 5,000 mg/kg), and when use patterns indicate contact frequency and exposure will be high, such as in residential yards.</p> <p>As an interim control, the top twelve (12) inches of the</p>
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		<p>existing soil will be replaced with clean soil at the addresses of 130 Lark Street and 220, 222, 224, 274, 276, 278, and 301 Orange Street. Fugitive dust control measures will be implemented during project demolition and excavation.</p> <p>Construction specifications to handle and properly remove and dispose of the asbestos-containing materials identified at the structure at 278 Orange Street are included in <b>Appendix F</b>. All work will be in strict accordance with all applicable Federal and State regulations, standards and codes governing asbestos abatement, along with any other trade work done in conjunction with the abatement, as described in the construction specifications included in <b>Appendix F</b>.</p> <p><b>Source: 35, 36</b></p>
<p>Energy Consumption</p>	<p>3</p>	<p>The design and construction of the project buildings are intended to meet or exceed NYS Building Codes and NYS Mechanical Codes. This project occurs in a dense urban area and will connect to existing infrastructure for its energy needs. All utility hookups will be in accordance with State and local building codes pertaining to energy conservation.</p> <p>All of the new home units will be built with a focus on environmental sustainability according to the ICC – 700 National Green Building Standard, and Energy Star. In this way, the project will support homes that are “safe, affordable, and that are sustainable and energy-efficient,” in order to help homeowners keep costs down and to provide for a clean and healthy environment. Energy efficient hot water heater systems and Energy Star Appliance systems will be installed. Additionally, energy efficient lighting systems will be used in the new construction.</p> <p>Moreover, the centrality of the project location to the City center supports energy conservation in the form of reduced transportation needs to access local retail stores, grocery stores, banks, employment opportunities, and city services. Additionally, most of the residents are expected to come from within the City; therefore, there will be no overall adverse effect on the City’s energy consumption.</p> <p><b>Source: 11, 37</b></p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	<p>According to the U.S. Census Bureau, the population in Albany was 98,424 persons in 2013. Data for the year 2007 shows that there were 6,642 firms (business organizations) in the Albany area.</p> <p>The Phase II Sheridan Hollow Redevelopment Project would not significantly alter employment and income patterns for the area. The project will not cause a reduction in jobs, but would support temporary jobs during the construction period. Moreover, this project will provide housing in a central area that is serviced by public transportation, which could allow residents of the new homes easy access to jobs within the City of Albany.</p> <p><b>Source: 26</b></p>
Demographic Character Changes, Displacement	2	<p>The project proposes to support ten (10) housing units of new affordable housing in the City of Albany on parcels of land that are currently vacant and on one parcel that will have an existing structure demolished. Five (5) of the housing units will be available for buyers with a household income of 60% or less of the area median income. The other five (5) housing units will be available for buyers with a household income of 80% or less of the area median income.</p> <p>The proposed project will not displace any existing residents. The project involves only ten (10) housing units and the housing units will be located in several different areas within the Sheridan Hollow neighborhood. Thus, the project will not concentrate and/or isolate low-income or disadvantaged people.</p> <p>Per U.S. Census data for the years 2009-2013, the median household income for the City of Albany was \$59,394 and about 13% of persons lived below poverty level. Currently, it is estimated that 45% of the Sheridan Hollow neighborhood residents live below the poverty line. Due to past neglect of the neighborhood, the Sheridan Hollow neighborhood is being targeted to be redeveloped into a mixed-income, mixed-use, sustainable community. This project is one aspect of the greater vision for this area.</p> <p><b>Sources: 10, 20, 26</b></p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p>The City School District of Albany serves 9,000 students in fifteen (15) schools, including eleven (11) elementary schools, two (2) middle schools, one (1) pre-kindergarten – grade eight (8) school, and one (1) comprehensive high school. Additionally, there are multiple private and public schools within the City of Albany.</p> <p>Additionally, the Albany area has institutions of higher education, such as the State University of New York – University at Albany, and The College of Saint Rose, amongst others.</p> <p>The Albany Public Library has seven (7) locations for accessibility to Albany residents and the public library located near Washington Avenue and Lark Street is within ½ mile of the proposed new housing locations.</p> <p>The average number of persons per household between 2009 and 2013 was 2.35 persons. Using this number, the addition of ten (10) housing units would increase the population of the Sheridan Hollow neighborhood by approximately twenty-four (24) persons. Given that about 19% of the population in the City of Albany is under eighteen (18) years old, this project might add approximately five (5) school-aged children to the area. The addition of several school-aged children is not expected to adversely impact and/ or exceed the capacity of the local school facilities, especially since most of the residents to the proposed project are expected to come from within the City.</p> <p><b>Sources: 3, 4, 6, 7, 26</b></p>
Commercial Facilities	2	<p>Based on review of Google/Bing Maps there are commercial facilities within 0.5 mile of the proposed project locations. Facilities include markets, restaurants, car shops, etc. The existing local facilities are sufficient to support the needs of the new residents, and the project will not result in significant increases in the demand on local establishments.</p> <p>New residents could frequent local commercial facilities, thus, supporting the local businesses.</p> <p><b>Sources: 26, 27</b></p>

<p>Health Care and Social Services</p>	<p>2</p>	<p>The Albany Medical Center is located approximately 1.5 miles from the project location and is a Level-1 Trauma Center serving over two (2) million residents. Other large hospitals in the area include the Albany Memorial Hospital, which is located approximately 1.3 miles from the project location, and the Saint Peters Hospital which is located approximately 2.5 miles from the project location. The number of units and residents associated with the construction of ten (10) affordable homes will not significantly increase the demand on the health care systems within the City of Albany. Additionally, most of the residents are expected to come from within the City of Albany.</p> <p>Social services are provided by a range of non-profit, local, State, and Federal agencies. The Albany County Department of Social Services offers a range of protective, preventative, social, and financial services.</p> <p><b>Sources: 2, 18</b></p>
<p>Solid Waste Disposal / Recycling</p>	<p>2</p>	<p>Construction debris would be minimal because the proposed action is to build new homes on already vacant parcels. Only one (1) parcel has an existing structure which will be demolished before construction. Construction debris and any documented hazardous materials will be appropriately disposed of by a licensed professional in legally compliant landfills.</p> <p>Other construction debris that may be generated can include limited extra materials and material packaging associated with the construction of the new homes. These wastes would be disposed of in legally compliant landfills.</p> <p>This project will increase the number of households in this already developed area. The City of Albany collects garbage and recyclables from all residential dwellings with less than four (4) housing units on a single property. Thus, the City will service these residences.</p> <p>The project is located in a residential area already serviced by the City of Albany sanitation department. It is expected that some of the residents will come from within the City, therefore, the addition of ten (10) homes in this already moderately-densely developed area is not expected to adversely affect sanitation services or pose a demand that exceeds current capacity. Moreover, the added tax base from these ten (10) properties will support City services</p>

		such as refuse and recyclable management. <b>Source: 32</b>
Waste Water / Sanitary Sewers	2	The proposed project area is serviced by the City of Albany wastewater and sewer systems, and the project sites will connect to the existing City wastewater and sewer infrastructure. The work will be in compliance with City of Albany’s Building Code. The project is not expected to overrun existing capacity because these parcels, though vacant now, were once residential properties and City infrastructure was designed to handle the capacity of these parcels when originally developed. Moreover, the new structures will be designed in accordance with local and State codes, ICC – 700 National Green Building Standard, and Energy Star, which provide provisions for water and energy efficiency. <b>Source: 31</b>
Water Supply	2	The water supply is a public water supply provided by the City of Albany. The project sites will connect to existing water supply infrastructure in accordance with State and local building codes. Upon completion, the project sites would likely increase demand on the City’s water supply services relative to the current conditions at the vacant properties.  Average daily production of potable water ranges from 19 – 20 million gallons. The increased demand for water for ten (10) newly constructed housing units would not adversely affect water supply management by producing excessive demand.  As reported by the NYC Department of Environmental Protection, the national average indoor residential water use per day per person is 60-70 gallons. With an estimated increase of twenty-four (24) persons, there would be an increase in water demand for 1,440 – 1,680 gallons per day due to this proposed project. <b>Sources: 13, 31</b>
Public Safety - Police, Fire and Emergency Medical	2	Police, fire, and emergency services are provided by the City of Albany. There is a police station located on the corner of Henry Johnson Boulevard and 2 <sup>nd</sup> Street, which is approximately 0.25 miles from the project location. There is a fire station located at Western Avenue and Washington Avenue which is less than 0.5 miles from the proposed housing sites. Emergency medical services are provided by the Fire Department.

NYSHCR

Environmental Review Record

Project Name: Phase II Sheridan Hollow Redevelopment Project

Project Location: Albany, NY

Page 23 of 32 (plus 1489 pages of Appendices)

		<p>The proposed project will result in a net increase of approximately twenty-four (24) residents relative to the current conditions. The increase in population would not significantly increase the demand for emergency services.</p> <p><b>Source: 30</b></p>
Parks, Open Space and Recreation	2	<p>Parks and recreation facilities are managed by the City of Albany Department of Recreation. A review of area maps shows several parks located within one mile of the project sites. The largest nearby park, Washington Park, is located less than one (1) mile from the proposed housing sites and includes playgrounds, basketball courts, tennis courts, handball courts, an ice skating rink, and open space. The Department of Recreation also runs recreational programs such as Yoga in the Park, Zumba in the Park, Youth Running programs, and 1609 Fitness Challenge programs. The proposed project will not significantly increase the demand for additional parks or open space and would not result in the deterioration of existing facilities. The project involves vacant residential lots and will not result in the loss of parks or open space that is accessible to the public.</p> <p><b>Source: 29</b></p>
Transportation and Accessibility	2	<p>The project location is in a moderately-dense urban area, centrally located within the City of Albany. The Capital District Transportation Authority (CDTA) provides local and regional bussing and there are bus stops within 0.5 miles of the proposed project sites. The proposed project would not create a population that would necessitate the development of new transit service or create population demand that would exceed the capacity of current transportation infrastructure or transit service systems. Moreover, most of the residents are expected to come from within the City; therefore, there will be no overall adverse effect on the City transportation system.</p> <p><b>Source: 7</b></p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	<p>There are no unique or natural features on or adjacent to any of the project sites. The project sites are located in historically developed urban areas. The project sites are located approximately one (1) mile from the Hudson River. The land for the proposed project sites is pre-developed urban land not containing unique geological features. Thus, this project would have no effect on unique or natural features.</p> <p>The proposed project does not involve groundwater withdrawal or the use of surface water. There is no surface water on or adjacent to the project sites. The project will involve an increase in impervious surface area relative to the existing conditions. The projects will comply with State and local building codes.</p> <p><b>Source: 1</b></p>
Vegetation, Wildlife	2	<p>The proposed project will not introduce nuisance or non-indigenous species of vegetation (<b>Appendix J</b>). Moreover, the proposed project will involve the building of new single-family homes on vacant lots within a dense urban area. The project will not damage or destroy rare, threatened, or endangered species or their habitat. Additionally, both New York State Natural Heritage Program (NYSNHP) and United States Fish and Wildlife Service (USFWS) determined there will be no impacts to wildlife from this project.</p> <p><b>Source: 29</b></p>
Other Factors	2	<p>There are no other factors identified or evaluated for the proposed project.</p>

**Additional Studies Performed:**

Phase I ESA (March 2015) and Phase II ESA reports (June 2015): SEED Engineering  
 Lead Based Paint in Soils Survey (November 19, 2015): Alpine Environmental Services  
 Asbestos-Containing Materials Survey (November 16, 2015): Alpine Environmental Services  
 Thermal & Explosive Survey (March 2015): SEED Engineering  
 Noise Abatement Test: (November 2015): SEED Engineering  
 Mold Survey: to be completed post-construction

**Field Inspection** (date completed and preparer):

March 2015, SEED Engineering

NYSHCR

Environmental Review Record

Project Name: Phase II Sheridan Hollow Redevelopment Project

Project Location: Albany, NY

Page 25 of 32 (plus 1489 pages of Appendices)

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

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2. Albany County Department of Social Services. Internet Website: <http://www.albanycounty.com/government/departments/departmentsocialservices.aspx>
3. Albany Public Library. Locations. Internet Website: <http://www.albanypubliclibrary.org/locations/>
4. Albany City School District. About the City School District of Albany. Internet Website: <http://www.albanyschools.org/district/AtoZ/AboutDistrict.html>
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11. Habitat for Humanity. Sustainable, energy-efficient homes that are affordable and safe. Internet Website: <http://www.habitat.org/blog/sustainable-energy-efficient-affordable-safe-homes-225>
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13. New York City Environmental Protection. Residential Water Use. Internet Website: <http://www.nyc.gov/html/dep/html/residents/wateruse.shtml>
14. New York State Department of Environmental Conservation GIS Clearinghouse, Bulk Storage Sites in New York State and Remediation Sites in New York State. Internet Website: <http://gis.ny.gov/gisdata/inventories/member.cfm?organizationID=529>
15. New York State Department of Environmental Conservation. Wild Scenic and Recreational Rivers. Internet Website: <http://www.dec.ny.gov/permits/32739.html>
16. New York State Department of Environmental Conservation, Potential Environmental Justice Areas in the Binghamton Area. Internet Website: [http://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/tompkinsej.pdf](http://www.dec.ny.gov/docs/permits_ej_operations_pdf/tompkinsej.pdf)
17. New York State Department of Environmental Conservation. Environmental Resource Mapper. Internet Website: <http://www.dec.ny.gov/animals/38801.html>

NYSHCR  
Environmental Review Record  
Project Name: Phase II Sheridan Hollow Redevelopment Project  
Project Location: Albany, NY  
Page 26 of 32 (plus 1489 pages of Appendices)

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20. New York State Housing Trust Fund. Programmatic Environmental Review Record for Local Program Administrator Programs. Sheridan Hollow Project 2013. May 16, 2013.
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28. "Orange Street, Albany, NY" 42.661919 North and -73.764801 West. Bing Maps. February 18, 2015
29. The Official Site of the City of Albany, NY. Recreation. Internet Website: <http://www.albanyny.org/Government/Departments/Recreation.aspx>
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33. Darguste, Fred. 2015. Personal Communication with Mr. Darguste Director of Construction for Habitat of Humanity Capital District. March 3, 2015.
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NYSHCR

Environmental Review Record

Project Name: Phase II Sheridan Hollow Redevelopment Project

Project Location: Albany, NY

Page 27 of 32 (plus 1489 pages of Appendices)

**36.** SEED Engineering Solar. *Phase II Environmental Site Assessment*. Sheridan Hollow Phase II Properties Albany, NY 12210. June 22, 2015.

**37.** Darguste, Fred. 2015. Personal Communication with Mr. Darguste Director of Construction for Habitat of Humanity Capital District. November 16, 2015.

**List of Appendices:**

Appendix A – Location Maps (Street and Topographic) and Site Plans

Appendix B – Wetland and Coastal Maps

Appendix C – FEMA Firmette

Appendix D – Phase I and II Environmental Site Assessment Reports

Appendix E – Radon Zone Map

Appendix F – Report of Asbestos Inspection and Asbestos Abatement Specifications

Appendix G – Lead in Soil Sampling

Appendix H – NYS Natural Heritage Program Species List

Appendix I – USFWS Determination Letter

Appendix J – Prohibited and Invasive Species Letter

Appendix K – Thermal and Explosives Hazards Survey

Appendix L – SHPO Determination Letters

Appendix M – THPO Determination Correspondence

Appendix N – Noise Assessment

Appendix O – Environmental Justice Map

Appendix P – USDA NRCS Soils Map and Supplemental Information

Appendix Q – MS4 Documentation

Appendix R – Construction Specification Letter

**List of Permits Obtained:**

No permits were obtained as part of this environmental assessment.

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

On January 11, 2016, a combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds will be published in the Times Union newspaper. Any individual, group or agency may submit written comments on the Environmental Review Record to:

Heather Spitzberg, Esq.

Environmental Analysis Unit

NYS Housing Trust Fund Corporation

38-40 State Street

Albany, New York 12207

[Heather.Spitzberg@nyshcr.org](mailto:Heather.Spitzberg@nyshcr.org)

All comments received by January 26, 2016, will be considered by HTFC prior to authorizing submission of a Request for Release of Funds.

NYSHCR

Environmental Review Record

Project Name: Phase II Sheridan Hollow Redevelopment Project

Project Location: Albany, NY

Page 28 of 32 (plus 1489 pages of Appendices)

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

Since this project involves the construction of ten (10) single-family homes on separate parcels within the same geographic area, the project is considered as an aggregate. The proposed project is one phase of rehabilitation projects occurring in the Sheridan Hollow neighborhood. This project will have positive cumulative socioeconomic and aesthetic impacts on the neighborhood by fostering a neighborhood with mixed-income residents. It is expected that the proposed project will increase the City's tax base, reduce blight, and promote re-investment in an important and historically significant neighborhood. There are no adverse cumulative impacts identified for this project on natural resources, socioeconomic conditions, cultural/ historic resources, or quality of life for residents of this neighborhood.

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

The Phase II Sheridan Hollow Redevelopment Project is currently a partnership between Habitat of Humanity Capital District, Housing Visions, Touhey Homeownership Foundation, 3tarchitects, ITT Technical Institute, the City of Albany, and other community and academic partners. The goal is neighborhood revitalization by creating opportunities for affordable homeownership, quality rental housing, retail and commercial investments, improved streets and landscaping, and other neighborhood revitalization activities.

An alternative that is considered is to focus energies and resources for revitalization on other neighborhoods in the Albany area. However, the Sheridan Hollow neighborhood is currently run down, has blight, 45% of its residents live below the poverty line, and 40% of its residents are unemployed. Focusing resources elsewhere would not improve socioeconomic and quality of human life conditions in the Sheridan Hollow neighborhood, and so it is not considered a reasonable alternative. Moreover, this neighborhood is poised to become an "anchor neighborhood" due to its close proximity and access to the downtown center and job opportunities.

**Source: 10**

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

The No Action Alternative would mean that funds would not be provided for the construction of ten (10) new single-family mixed-income residential buildings, which is part of a larger mixed-use, mixed-income redevelopment plan for the Sheridan Hollow Neighborhood. No action would mean that a vital component of the plan to promote economic investment, preserve housing affordability and improve the quality of family and community life for this area might not be implemented due to lack of funds. The no action alternative would mean that the parcels could remain vacant, the existing structure to be demolished would remain a hazard to the community, and the City of Albany would not receive the increased tax base that would occur if the parcels were developed. This project is a vital component to reverse blight in this neighborhood, provide affordable housing for prospective residents of the area, and enhance the quality of life for residents of the area. Moreover, the project is consistent with the developed nature of the area, and there is no identified adverse impact to the quality of the natural or human environment. Thus, the no action alternative is not considered a feasible alternative.

**Summary of Findings and Conclusions:**

The proposed project would be an appropriate development of the project sites and will result in a positive addition to the surrounding neighborhoods by providing affordable and supportive housing. The development of affordable housing units in the Sheridan Hollow project area will serve to further the goals of existing local public policy. The proposed project will not significantly affect the character, features, or resources of the project area. Moreover, the proposed project will result in potential benefits by providing improvements in

urban conditions and creating new jobs. The proposed project will not result in a significant impact on the quality of the human environment.

This environmental review was conducted in accordance with requirements of NEPA, the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500) and 24 CFR Part 58 HUD NEPA requirements for Responsible Entities. As discussed in this document, the project required an Environmental Assessment and has been analyzed for compliance with related laws and authorities at 24 CFR 58.5 & 58.6. The analysis concluded that the project will not result in a significant impact on the quality of the human environment.

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

NYSHCR summarizes 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/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
Noise	The project proposes residential use and will not significantly increase long-term noise levels. Short-term increases in noise levels are expected due to construction. The project must comply with local requirements pertaining to allowable time and days of construction activities and must adhere to restrictions on idling time and other modifications that must be made to reduce noise on construction equipment.
Air Quality	The project proposes residential use and will not significantly increase long-term ambient air quality. Short-term impacts on ambient air quality are expected due to construction. The project must comply with local requirements pertaining to allowable time and days of construction activities and must adhere to restrictions on idling time and other modifications that must be made to reduce air pollution due to construction equipment.
Contamination & Toxic Substances Asbestos-Containing Materials	The project sites were previously developed and it is possible that asbestos-containing materials (ACM) may remain in the soil from the time of demolition. All work will comply with the procedures outlined in NYS Department of Labor Regulations at 12 NYCRR Part 56, including amendments. Fugitive dust control measures will be implemented during project demolition and/or excavation. All discovered ACM debris shall be properly disposed of in accordance with NYSDEC and NYSDOL rules and the handling, transportation and disposal of ACM will be completed by NYSDOL certified entities.

	<p>An ACM pre-demolition survey was prepared by a properly qualified entity for the demolition of the structure at 278 Orange Street, and the survey results are included in <b>Appendix F</b>. The ACM survey found that Drywall Compound, window glazing, and the roofing/flashing/ cement were asbestos-containing materials. A detailed description of the ACM locations and components is included in <b>Appendix F</b>. Construction specifications to handle and properly remove and dispose of the asbestos-containing materials are included in <b>Appendix F</b>. All work will be in strict accordance with all applicable Federal and State regulations, standards and codes governing asbestos abatement along with any other trade work done in conjunction with the abatement as described in the construction specifications included in <b>Appendix F</b>.</p> <p>Prior to permanent loan closing, a final ACM clearance report will be submitted to the environmental analysis unit (EAU) that provides written confirmation that all ACM is removed from the project prior to demolition. The clearance must be conducted by a NYSDOL certified entity that is independent from the entity conducting the ACM work.</p> <p>A letter from Habitat for Humanity stating that Asbestos compliance will be met is included in <b>Appendix R</b>.</p>
Lead Based Paint	<p>The soils at the project sites were tested for lead which may be present in the soil as a result of lead-based paint (LBP) potentially used in the previously existing structures. Additionally, since demolition of the existing building at 278 Orange Street will be required for this program, LBP testing was conducted at this site.</p> <p>Soil lead tests at 278 Orange Street were above the Environmental Protection Agency (EPA) limit of 1,200 ppm for “the rest of the yard”. Soils at 130 Lark Street and 220, 222, 224, 274, 276, 278, and 301 Orange Street were above the EPA limit of 400 mg/kg for “gardens/ play areas” (Lead test results included in <b>Appendix G</b>). In accordance with the HUD’s “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing,” 2012, bare soil containing lead above these levels will be treated by either interim controls or abatement until soil levels are demonstrated to be below regulatory standards. Soil abatement is most appropriate when levels of lead are extraordinarily high (equal to or greater than 5,000</p>

NYSHCR

Environmental Review Record

Project Name: Phase II Sheridan Hollow Redevelopment Project

Project Location: Albany, NY

Page 31 of 32 (plus 1489 pages of Appendices)

	<p>mg/kg), and when use patterns indicate contact frequency and exposure will be high, such as in residential yards.</p> <p>As an interim control, the top twelve (12) inches of the existing soil will be replaced with clean soil at the addresses of 130 Lark Street and 220, 222, 224, 274, 276, 278, and 301 Orange Street. Fugitive dust control measures will be implemented during project demolition and excavation. Fugitive dust control measures will be implemented during project demolition and excavation.</p> <p>If construction is phased, then test results must be forwarded to the environmental analysis unit (EAU) prior to occupancy of each building.</p> <p>A letter from Habitat for Humanity stating that Lead Based Paint compliance will be met is included in <b>Appendix R.</b></p>
Mold	<p>The project sites do not involve rehabilitation; however, the building materials or areas of the newly constructed buildings may become contaminated with mold if not properly protected from the elements or water infiltration. In the event that this occurs, the sponsor must submit a final clearance report that demonstrates that all mold contamination was properly removed. A licensed mold assessor must complete the clearance and submit this report. This report must be submitted to the environmental analysis unit (EAU) prior to permanent loan closing. A letter from Habitat for Humanity stating that Mold compliance will be met is included in <b>Appendix R.</b></p>
Radon	<p>These project sites are located in an area with a high potential for radon levels that could exceed the EPA action level for residential construction. A passive soil depressurization system must be incorporated into the building designs in accordance with ASTM E1465-08a Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings.</p> <p>Radon testing must be conducted when the construction is complete, with test results forwarded to the environmental analysis unit (EAU) prior to occupancy. A third-party air-monitoring contractor must complete the final testing/clearance with results certified by an authorized testing laboratory. If testing indicates that the radon level exceeds the EPA action level, an active fan, complete with alarm system, will be installed and re-</p>

	tested prior to occupancy to determine that radon levels are being maintained below recommended limits. If a passive mitigation system was not included in the design, a radon mitigation system must be retrofitted into the building with the project sponsor responsible for all costs and the building must be retested. A letter from Habitat for Humanity stating that Radon compliance will be met is included in <b>Appendix R</b> .
--	--

**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: 01/07/2016

Name/Title/Organization: Joshua Gomez, Environmental Scientist, Tectonic Engineering & Surveying



Certifying Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: Heather Spitzberg, Director, Environmental Analysis Unit

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

Location Maps and Site Plans



Approximate Site Locations of:  
130,132,132.5,134 Lark Street,  
Albany, NY

Approximate Site Location of:  
301 Orange Street  
Albany, NY

Approximate Site Locations of:  
274,276,278 Orange Street  
Albany, NY

132.5 Lark Street is  
also known as 134.5  
Lark Street.

Approximate Site Locations of:  
220,222,224 Orange Street  
Albany, NY

This map is computer generated using data acquired by Tectonic from various sources and is intended only for reference, conceptual planning, and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



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845.534.5999 fax  
www.tectonicengineering.com

# Sheridan Hollows Phase II Redevelopment Project SHARS No.: 20133183





Approximate Site Locations of:  
130,132,132.5,134 Lark Street,  
Albany, NY

132.5 Lark Street is  
also known as 134.5  
Lark Street.

Approximate Site Location of:  
301 Orange Street  
Albany, NY

Approximate Site Locations of:  
274,276,278 Orange Street  
Albany, NY

Approximate Site Locations of:  
220,222,224 Orange Street  
Albany, NY

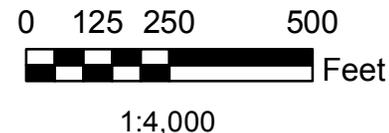
This map is computer generated using data acquired by Tectonic from various sources and is intended only for reference, conceptual planning, and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are required.

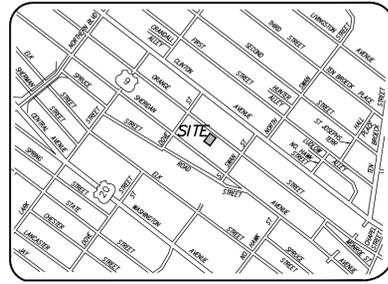
Copyright:© 2013 National Geographic Society, i-cubed



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## Sheridan Hollows Phase II Redevelopment Project SHARS No.: 20133183





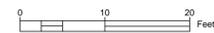
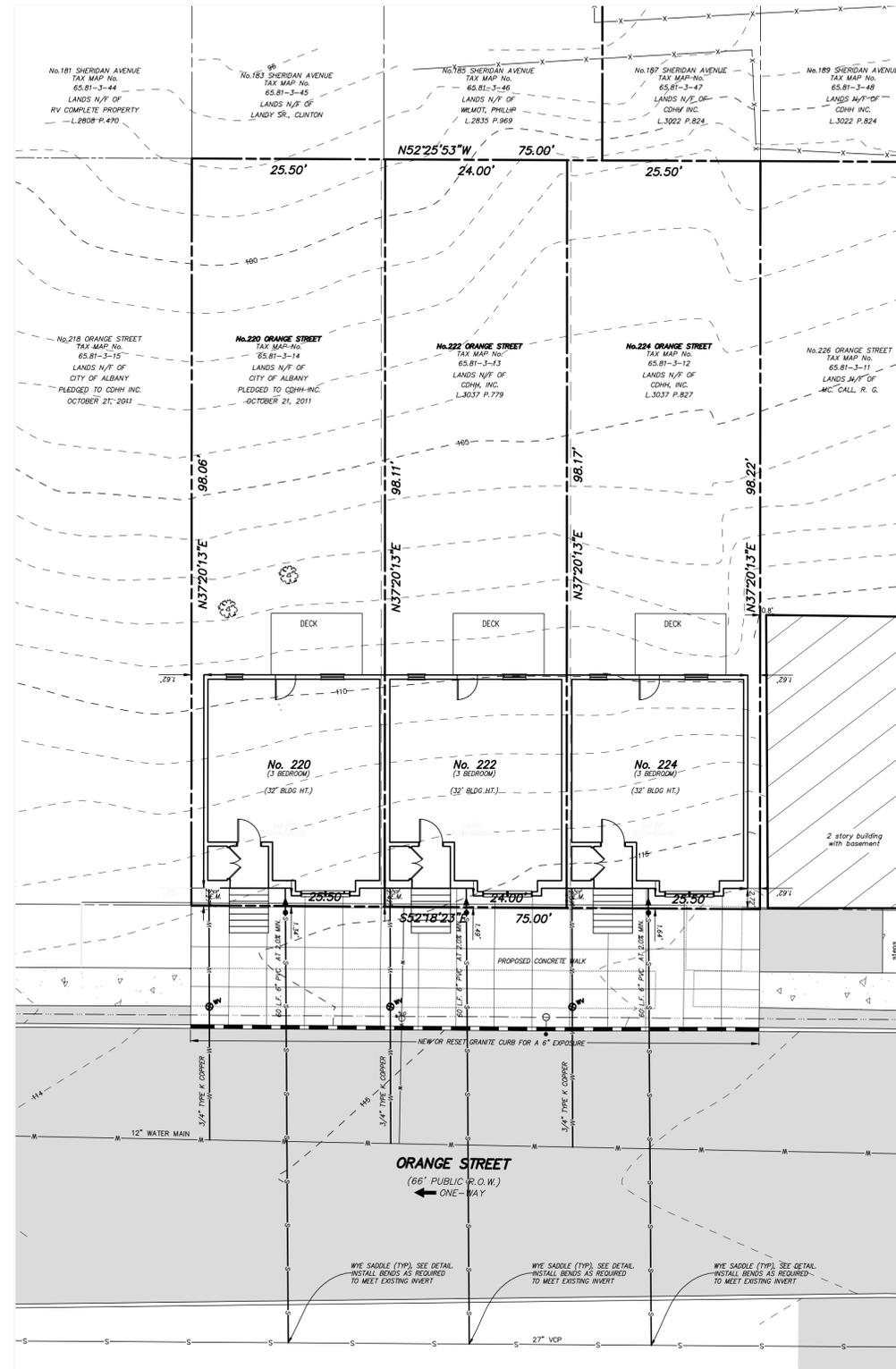
VICINITY MAP  
MAP NOT TO SCALE

ZONING REQUIREMENTS TABLE				
ZONE	R2-B (ONE- AND TWO-FAMILY MEDIUM-DENSITY RESIDENTIAL)-ROW HOUSES			
MINIMUM TOTAL LOT AREA	2,000 S.F.	MINIMUM LAND AREA PER DWELLING	1,000 S.F.	
SETBACKS	FRONT 5', UNLESS PREVIOUSLY BUILT ON LOT	SIDE 0'	REAR 25'	
HEIGHT	2 1/2 STORIES OR 35', WHICHEVER IS LESS		MAX LOT COVERAGE 50%	
MINIMUM LOT WIDTH	20'	MINIMUM LOT DEPTH	100'	

EXISTING SITE COVERAGE STATISTICS			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	7,360	0.17	100.0%
IMPERVIOUS AREA	0	0.00	0.0
BUILDING COVERAGE	0	0.00	0.0
PAV'T/WALK/GRAVEL COVERAGE	0	0.00	0.0
PERVIOUS AREA	7,360	0.17	100.0

PROPOSED SITE COVERAGE STATISTICS			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	7,360	0.17	100.00%
IMPERVIOUS AREA	2,197	0.05	28.2
BUILDING COVERAGE	2,036	0.05	27.7
PAVEMENT/SIDEWALK COVERAGE	161	0.00	0.5
PERVIOUS AREA	5,163	0.12	71.8

EXISTING LEGEND		
R.O.W.	RIGHT OF WAY	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
No.	NUMBER	WATER SHUT OFF
S.F.	SQUARE FEET	STREET LIGHT
N/F	NOW OR FORMERLY	CONCRETE
N	NORTH	PAVEMENT
S	SOUTH	EXISTING SEWER
E	EAST	EXISTING WATER MAIN
W	WEST	EXISTING CONTOUR
L	LIBER	FENCE LINE
P.	PAGE	



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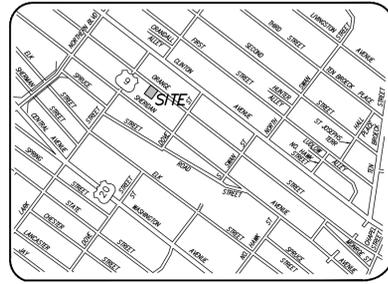
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REVISIONS	DATE	REMARKS

SITE PLAN FOR  
SHERIDAN HOLLOW PHASE 2- HABITAT FOR HUMANITY  
Nos. 220, 222 & 224 ORANGE STREET  
ALBANY, NEW YORK

FILE: 150034 SCALE: 1"=10' (CHK: DRH) (DATE: 5/17/15) (50034-1.DWG)



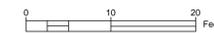
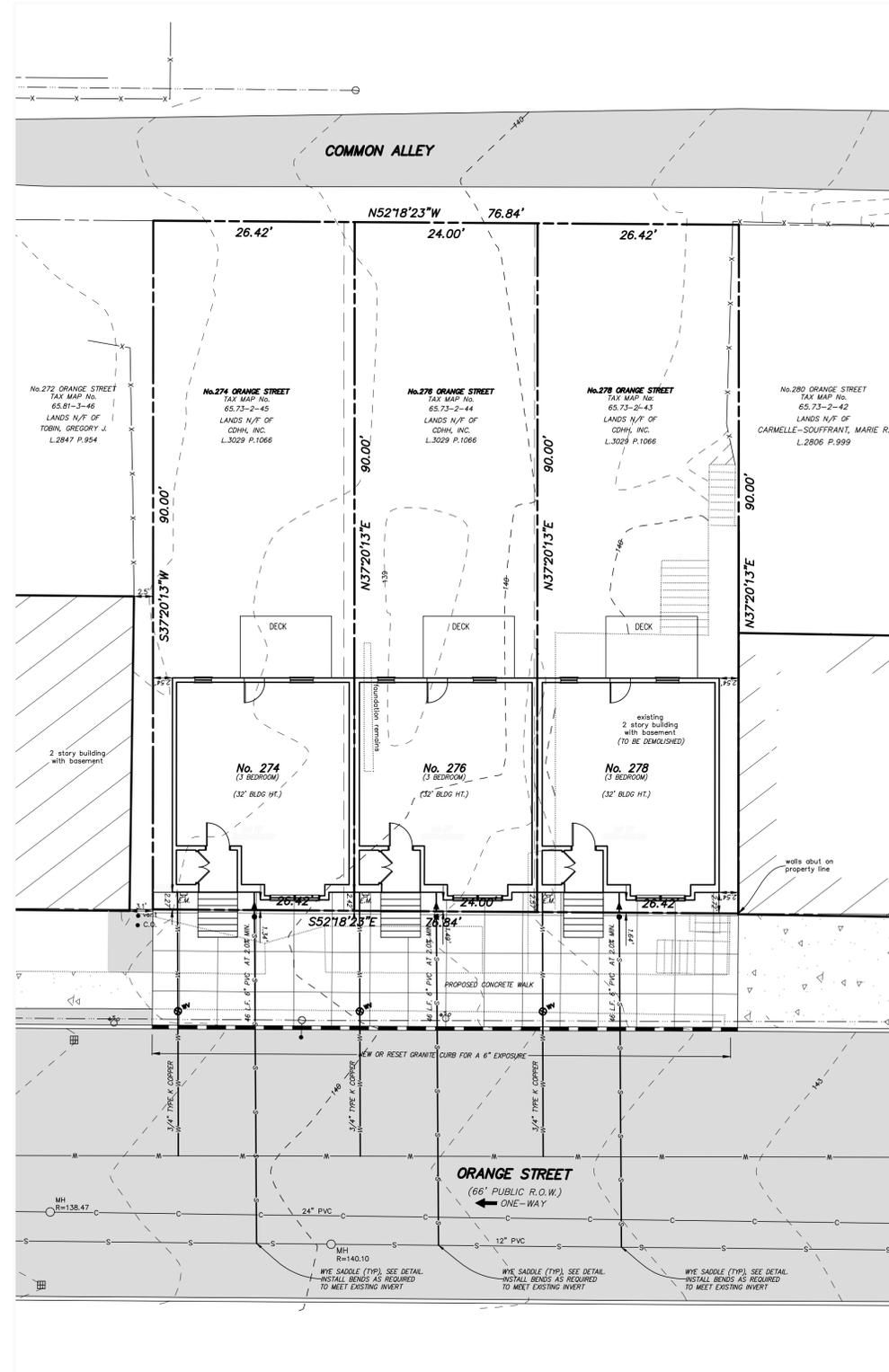
VICINITY MAP  
MAP NOT TO SCALE

ZONING REQUIREMENTS TABLE				
ZONE	R2-B (ONE- AND TWO-FAMILY MEDIUM-DENSITY RESIDENTIAL)-ROW HOUSES			
MINIMUM TOTAL LOT AREA	2,000 S.F.	MINIMUM LAND AREA PER DWELLING	1,000 S.F.	
SETBACKS	FRONT 5', UNLESS PREVIOUSLY BUILT ON LOT	SIDE 0'	REAR 25'	
HEIGHT	2 1/2 STORIES OR 35', WHICHEVER IS LESS MAX LOT COVERAGE 50%			
MINIMUM LOT WIDTH	20'	MINIMUM LOT DEPTH	100'	

EXISTING SITE COVERAGE STATISTICS			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	6,916	0.16	100.0%
IMPERVIOUS AREA	1050	0.02	15.2
BUILDING COVERAGE	934	0.02	13.5
PAV'T/WALK/GRAVEL COVERAGE	116	0.00	1.7
PERVIOUS AREA	5,866	0.13	84.8

PROPOSED SITE COVERAGE STATISTICS			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	6,916	0.16	100.0%
IMPERVIOUS AREA	2,201	0.05	31.8
BUILDING COVERAGE	2,036	0.05	29.4
PAVEMENT/SIDEWALK COVERAGE	165	0.00	2.4
PERVIOUS AREA	4,715	0.11	68.2

EXISTING LEGEND			
R.O.W.	RIGHT OF WAY		OVERHEAD WIRE, UTILITY POLE & GUY WIRE
No.	NUMBER		WATER SHUT OFF
S.F.	SQUARE FEET		STREET LIGHT
N/F	NOW OR FORMERLY		CONCRETE
N	NORTH		PAVEMENT
S	SOUTH		
E	EAST		
W	WEST		
L	LIBER		EXISTING SEWER
P.	PAGE		EXISTING WATER MAIN
			EXISTING CONTOUR
			FENCE LINE



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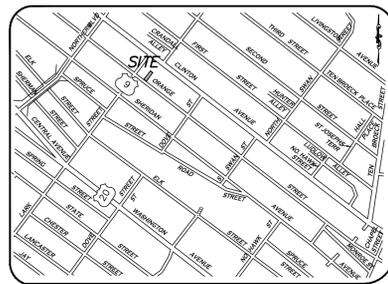


REMARKS	DATE

REVISIONS

**SITE PLAN FOR  
SHERIDAN HOLLOW PHASE 2- HABITAT FOR HUMANITY  
Nos. 274, 276 & 278 ORANGE STREET  
ALBANY, NEW YORK**

FILE: 150034 SCALE: 1"=10' DATE: 5/17/15 CHK: DRH EX: MLW



VICINITY MAP  
MAP NOT TO SCALE

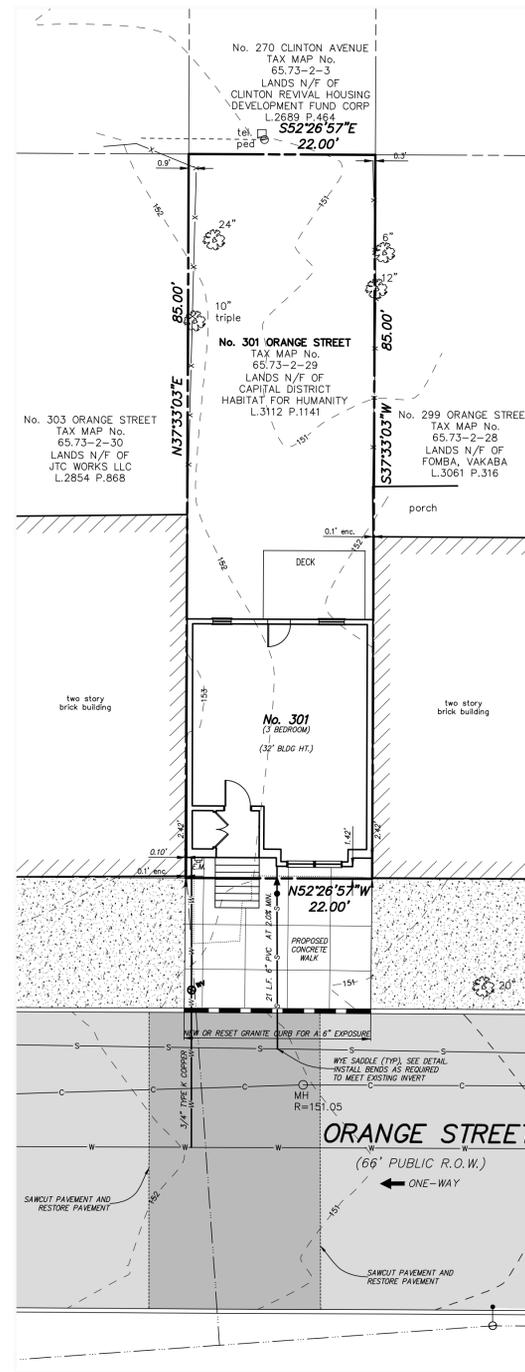
ZONING REQUIREMENTS TABLE				
ZONE	R2-B (ONE- AND TWO-FAMILY MEDIUM-DENSITY RESIDENTIAL)-ROW HOUSES			
MINIMUM TOTAL LOT AREA	2,000 S.F.	MINIMUM LAND AREA PER DWELLING	1,000 S.F.	
SETBACKS	FRONT 5', UNLESS PREVIOUSLY BUILT ON LOT	SIDE 0'	REAR 25'	
HEIGHT	2 1/2 STORIES OR 35', WHICHEVER IS LESS		MAX LOT COVERAGE 50%	
MINIMUM LOT WIDTH	20'	MINIMUM LOT DEPTH	100'	

EXISTING SITE COVERAGE STATISTICS			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	1,8706	0.04	100.0%
IMPERVIOUS AREA	0	0.00	0.0
BUILDING COVERAGE	0	0.00	0.0
PAV'T/WALK/GRAVEL COVERAGE	0	0.00	0.0
PERVIOUS AREA	1,870	0.04	100.0

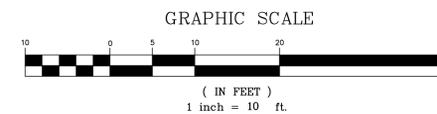
PROPOSED SITE COVERAGE STATISTICS			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	1870	0.04	100.0%
IMPERVIOUS AREA	667	0.02	35.7
BUILDING COVERAGE	623	0.01	33.3
PAVEMENT/SIDEWALK COVERAGE	44	0.00	2.4
PERVIOUS AREA	1,203	0.03	64.3

EXISTING LEGEND		
R.O.W.	RIGHT OF WAY	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
No.	NUMBER	WATER SHUT OFF
S.F.	SQUARE FEET	STREET LIGHT
N/F	NOW OR FORMERLY	CONCRETE
N	NORTH	PAVEMENT
S	SOUTH	EXISTING SEWER
E	EAST	EXISTING WATER MAIN
W	WEST	EXISTING CONTOUR
L	LIBER	FENCE LINE
P.	PAGE	

PROPOSED LEGEND	
100	PROPOSED CONTOURS
—S—S—	SANITARY SEWER
▲	INCREASER CLEANOUT
—X—X—	NEW OR RESET GRANITE CURB
⊙	WATER SHUT OFF
—W—W—	WATER MAIN



NOTE: CONTRACTOR SHALL EXCAVATE AND VERIFY LOCATION, SIZE AND ELEVATION OF ALL SEWER MAINS PRIOR TO COMMENCEMENT OF ANY SANITARY SEWER CONNECTIONS



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DATE	REVISIONS

REVISIONS

SITE PLAN FOR  
SHERIDAN HOLLOW PHASE 2- HABITAT FOR HUMANITY  
No. 301 ORANGE STREET  
ALBANY, NEW YORK

FILE: 150034

DATE: 6/15/15

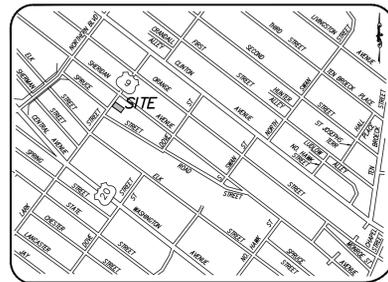
CHK: DRH

SCALE: 1"=10'

BY: M.W.

FILE: 150034

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VICINITY MAP  
MAP NOT TO SCALE

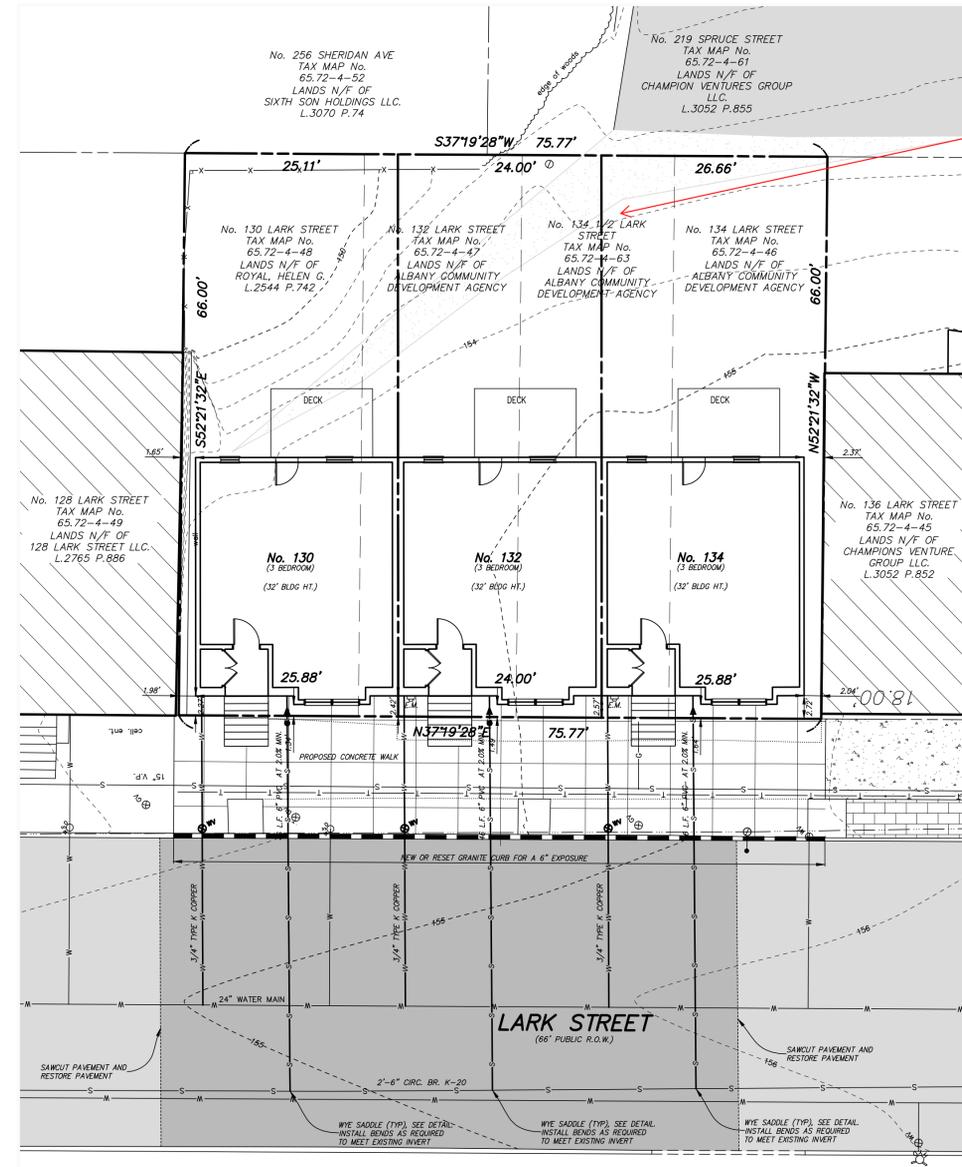
ZONING REQUIREMENTS TABLE				
ZONE	R2-B (ONE- AND TWO-FAMILY MEDIUM-DENSITY RESIDENTIAL)-ROW HOUSES			
MINIMUM TOTAL LOT AREA	2,000 S.F.	MINIMUM LAND AREA PER DWELLING	1,000 S.F.	
SETBACKS	FRONT 5', UNLESS PREVIOUSLY BUILT ON LOT	SIDE 0'	REAR 25'	
HEIGHT	2 1/2 STORIES OR 35', WHICHEVER IS LESS		MAX LOT COVERAGE	50%
MINIMUM LOT WIDTH	20'	MINIMUM LOT DEPTH	100'	

EXISTING SITE COVERAGE STATISTICS			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	5,001	0.11	100.0%
IMPERVIOUS AREA	0	0.00	0.0
BUILDING COVERAGE	0	0.00	0.0
PAVT/WALK/GRAVEL COVERAGE	0	0.00	0.0
PERVIOUS AREA	5,001	0.11	100.0

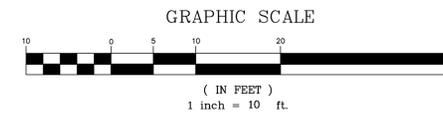
PROPOSED SITE COVERAGE STATISTICS			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	5,001	0.11	100.0%
IMPERVIOUS AREA	2,031	0.05	40.6
BUILDING COVERAGE	1,869	0.04	37.4
PAVEMENT/SIDEWALK COVERAGE	162	0.00	3.2
PERVIOUS AREA	2,970	0.07	59.4

EXISTING LEGEND		
R.O.W.	RIGHT OF WAY	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
No.	NUMBER	WATER SHUT OFF
S.F.	SQUARE FEET	STREET LIGHT
N/F	NOW OR FORMERLY	CONCRETE
N	NORTH	PAVEMENT
S	SOUTH	EXISTING SEWER
E	EAST	EXISTING WATER MAIN
W	WEST	EXISTING CONTOUR
L	LIBER	FENCE LINE
P.	PAGE	

PROPOSED LEGEND	
---	PROPOSED CONTOURS
—S—S—	SANITARY SEWER
▲	INCREASER CLEANOUT
—S—S—	NEW OR RESET GRANITE CURB
⊕	WATER SHUT OFF
—W—W—	WATER MAIN



NOTE: CONTRACTOR SHALL EXCAVATE AND VERIFY LOCATION, SIZE AND ELEVATION OF ALL SEWER MAINS PRIOR TO COMMENCEMENT OF ANY SANITARY SEWER CONNECTIONS



Tax Map No. 65.72-4-63 is listed as 132.5 Lark Street on the Albany County online GIS Parcel Database.

Tax Map No. 65.72-4-63 is herein referred to as 132.5 Lark Street.



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DATE	REVISIONS

SITE PLAN FOR  
SHERIDAN HOLLOW PHASE 2 - HABITAT FOR HUMANITY  
No. 130, 132 & 134 LARK STREET  
ALBANY, NEW YORK

FILE: 150034  
SCALE: 1"=10'  
CHK: DRH  
DATE: 6/15/15  
150034-4.DWG

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# Albany County Interactive Mapping Parcel Locations

The screenshot shows a web-based interactive mapping application. The interface includes a top menu bar (File, Edit, View, Favorites, Tools, Help), a toolbar with navigation and search tools, and a search bar in the top right corner. On the left side, there is a layer control panel with categories such as Administrative Boundaries, Healthy Living, Parks & Recreation, Parcel Boundaries, Transportation, Environmental, and Background Maps. The 'Parcel Boundaries' layer is active, showing orange-outlined parcels. A specific parcel at 130 Lark Street is highlighted with a yellow box. A 'Feature Info' window is open over this parcel, displaying the following information:

**Feature Info**  
**MUNICIPAL BOUNDARIES**  
Municipality: ALBANY

**2015 TAX PARCELS**

Parcel ID	Owner	Address	Property Class	Frontage	Depth	Acres	Land Assessment	Total Assessment	Tax Map
65-72-4-48	Royal, Helen G.	130 Lark St	311	21.22	66	0	\$1,500	\$1,500	<a href="#">View Tax Map</a>

The map also shows other streets like Spruce St, N Rte 9W, and Sheridan Ave. A scale bar and a 'Full Screen' button are visible in the bottom right corner.

File Edit View Favorites Tools Help

Expand Collapse Metadata

Open In Zoom to municipality

Tax Parcel Search Owner Address Parcel ID

**132 Lark Street**

Administrative Boundaries
 

- County Boundary
- Municipal Boundaries
- Historic Districts
- Legislative Districts
- School Districts
- Agricultural Districts
- 2013 Census Tracts

Healthy Living

Parks & Recreation

Parcel Boundaries

2015 Parcels

Transportation

Environmental

Background Maps
 

- None
- Historic Aerial Imagery
- Bing
- Google
  - Google Streets
  - Google Imagery
  - Google Imagery With Labels
  - Google Physical
- MapQuest

Transparency: 100%

County Boundary

Municipal Boundaries
 

- City
- Village
- Town

2015 Parcels

Feature Info

**MUNICIPAL BOUNDARIES**

Municipality

ALBANY

**2015 TAX PARCELS**

Parcel ID	Owner	Address	Property Class	Frontage	Depth	Acres	Land Assessment	Total Assessment	Tax Map
65.72-4-47	ALBANY COMMUNITY,	132 Lark St	311	19.25	64	0	\$1,500	\$1,500	<a href="#">View Tax Map</a>

Map data ©2015 Google

Developed by CIA

Get Map Link

Map Scale: Scale = 1 : 423

Decimal Degrees: -73.76226, 42.65838

10 m  
30 ft

Full Screen

File Edit View Favorites Tools Help

Expand Collapse Metadata

Open In Zoom to municipality

Tax Parcel Search  Owner  Address  Parcel ID

**132.5 Lark Street**

Administrative Boundaries

- County Boundary
- Municipal Boundaries
- Historic Districts
- Legislative Districts
- School Districts
- Agricultural Districts
- 2013 Census Tracts

Healthy Living

Parks & Recreation

Parcel Boundaries

- 2015 Parcels

Transportation

Environmental

Background Maps

- None
- Historic Aerial Imagery
- Bing
- Google
  - Google Streets
  - Google Imagery
  - Google Imagery With Labels
  - Google Physical
- MapQuest

Transparency:

County Boundary

Municipal Boundaries

- City
- Village
- Town

2015 Parcels

Google

Map data ©2015 Google

Developed by CIA

Get Map Link Map Scale: Scale = 1 : 423 Decimal Degrees: -73.76235, 42.65783

Full Screen

Feature Info

**MUNICIPAL BOUNDARIES**

Municipality

ALBANY

**2015 TAX PARCELS**

Parcel ID	Owner	Address	Property Class	Frontage	Depth	Acres	Land Assessment	Total Assessment	Tax Map
65.72-4-63	ALBANY COMMUNITY,	132.5 Lark St	311	18	64	0	\$2,400	\$2,400	<a href="#">View Tax Map</a>

File Edit View Favorites Tools Help

Expand Collapse Metadata

Open In Zoom to municipality

Tax Parcel Search  Owner  Address  Parcel ID

**134 Lark Street**

Spruce St Lark St Sheridan Ave

Advantage Transit Group  
Royale Limousine  
Muhammad's Temple  
Camille Carnevale

Feature Info

**MUNICIPAL BOUNDARIES**

Municipality  
ALBANY

**2015 TAX PARCELS**

Parcel ID	Owner	Address	Property Class	Frontage	Depth	Acres	Land Assessment	Total Assessment	Tax Map
65-72-4-46	ALBANY COMMUNITY,	134 Lark St	311	18	64	0	\$1,500	\$1,500	<a href="#">View Tax Map</a>

Transparency: [Slider]

County Boundary

Municipal Boundaries

- City
- Village
- Town

2015 Parcels

Background Maps

- None
- Historic Aerial Imagery
- Bing
- Google
- Google Streets
- Google Imagery
- Google Imagery With Labels
- Google Physical
- MapQuest

Map data ©2015 Google

Developed by CIA

Get Map Link Map Scale: Scale = 1 : 423 Decimal Degrees: -73.76118, 42.65836

10 m  
20 ft

Full Screen

File Edit View Favorites Tools Help

Expand Collapse Metadata

Open In Zoom to municipality

Tax Parcel Search  Owner  Address  Parcel ID

**220 Orange Street**

**Administrative Boundaries**

- County Boundary
- Municipal Boundaries
- Historic Districts
- Legislative Districts
- School Districts
- Agricultural Districts
- 2013 Census Tracts

**Healthy Living**

**Parks & Recreation**

**Parcel Boundaries**

- 2015 Parcels

**Transportation**

**Environmental**

**Background Maps**

- None
- Historic Aerial Imagery
- Bing
- Google
  - Google Streets
  - Google Imagery
  - Google Imagery With Labels
  - Google Physical
- MapQuest

Transparency:

County Boundary

Municipal Boundaries

- City
- Village
- Town

2015 Parcels

Google

Map data ©2015 Google

Developed by CIA

Get Map Link | Map Scale: Scale = 1 : 846 | Decimal Degrees: -73.75992, 42.65681

Full Screen

**Feature Info**

**MUNICIPAL BOUNDARIES**

Municipality  
ALBANY

**2015 TAX PARCELS**

Parcel ID	Owner	Address	Property Class	Frontage	Depth	Acres	Land Assessment	Total Assessment	Tax Map
65-81-3-14	HABITAT FOR HUMANITY,	220 Orange St	311	25	96	0	\$2,500	\$2,500	<a href="#">View Tax Map</a>

File Edit View Favorites Tools Help

Expand Collapse Metadata

Open In Zoom to municipality

Tax Parcel Search  Owner  Address  Parcel ID

**222 Orange Street**

Administrative Boundaries

- County Boundary
- Municipal Boundaries
- Historic Districts
- Legislative Districts
- School Districts
- Agricultural Districts
- 2013 Census Tracts

Healthy Living

Parks & Recreation

Parcel Boundaries

- 2015 Parcels

Transportation

Environmental

Background Maps

- None
- Historic Aerial Imagery
- Bing
- Google
- Google Streets
- Google Imagery
- Google Imagery With Labels
- Google Physical
- MapQuest

Transparency: [Slider]

County Boundary

Municipal Boundaries

- City
- Village
- Town

2015 Parcels

Google

Map data ©2015 Google

Developed by CIA

Get Map Link Map Scale: Scale = 1 : 846 Decimal Degrees: -73.75983, 42.65688

Full Screen

Feature Info

**MUNICIPAL BOUNDARIES**

Municipality

ALBANY

**2015 TAX PARCELS**

Parcel ID	Owner	Address	Property Class	Frontage	Depth	Acres	Land Assessment	Total Assessment	Tax Map
65-81-3-13	CAPITAL DISTRICT HABITAT,	222 Orange St	311	24.86	96	0	\$2,400	\$2,400	<a href="#">View Tax Map</a>

File Edit View Favorites Tools Help

Expand Collapse Metadata

Open In Zoom to municipality

Tax Parcel Search  Owner  Address  Parcel ID

**224 Orange Street**

Administrative Boundaries

- County Boundary
- Municipal Boundaries
- Historic Districts
- Legislative Districts
- School Districts
- Agricultural Districts
- 2013 Census Tracts

Healthy Living

Parks & Recreation

Parcel Boundaries

- 2015 Parcels

Transportation

Environmental

Background Maps

- None
- Historic Aerial Imagery
- Bing
- Google
  - Google Streets
  - Google Imagery
  - Google Imagery With Labels
  - Google Physical
- MapQuest

Transparency:

County Boundary

Municipal Boundaries

- City
- Village
- Town

2015 Parcels

Revelation Church-God In Church

Tailorama

Sheridan Park

Google

Map data ©2015 Google

Developed by CIA

Get Map Link | Map Scale: Scale = 1 : 846 | Decimal Degrees: -73.75985, 42.65682

Full Screen

**Feature Info**

**MUNICIPAL BOUNDARIES**

Municipality: ALBANY

**2015 TAX PARCELS**

Parcel ID	Owner	Address	Property Class	Frontage	Depth	Acres	Land Assessment	Total Assessment	Tax Map
65-81-3-12	CAPITAL DISTRICT HABITAT,	224 Orange St	311	24.81	96	0	\$1,500	\$1,500	<a href="#">View Tax Map</a>

File Edit View Favorites Tools Help

Expand Collapse Metadata Open In Zoom to municipality Tax Parcel Search  Owner  Address  Parcel ID

**274 Orange Street**

**Administrative Boundaries**

- County Boundary
- Municipal Boundaries
- Historic Districts
- Legislative Districts
- School Districts
- Agricultural Districts
- 2013 Census Tracts

**Healthy Living**

**Parks & Recreation**

**Parcel Boundaries**

- 2015 Parcels

**Transportation**

**Environmental**

**Background Maps**

- None
- Historic Aerial Imagery
- Bing
- Google
  - Google Streets
  - Google Imagery
  - Google Imagery With Labels
  - Google Physical
- MapQuest

Transparency:

County Boundary

Municipal Boundaries

- City
- Village
- Town

2015 Parcels

Google Street View

Map data ©2015 Google

Developed by Get Map Link Map Scale: Scale = 1 : 846 Decimal Degrees: -73.76094, 42.65796

Feature Info

**MUNICIPAL BOUNDARIES**

Municipality

ALBANY

**2015 TAX PARCELS**

Parcel ID	Owner	Address	Property Class	Frontage	Depth	Acres	Land Assessment	Total Assessment	Tax Map
65.73-2-45	HABITAT FOR HUMANITY,	274 Orange St	311	25.24	90	0	\$2,400	\$2,400	<a href="#">View Tax Map</a>

10 m 30 ft

Report Full Screen

File Edit View Favorites Tools Help

Expand Collapse Metadata

Open In Zoom to municipality

Tax Parcel Search Owner Address Parcel ID

**276 Orange Street**

**Feature Info**

**MUNICIPAL BOUNDARIES**

Municipality  
ALBANY

**2015 TAX PARCELS**

Parcel ID	Owner	Address	Property Class	Frontage	Depth	Acres	Land Assessment	Total Assessment	Tax Map
65.73-2-44	HABITAT FOR HUMANITY,	276 Orange St 311		24.76	90	0	\$2,300	\$2,300	<a href="#">View Tax Map</a>

Transparency: 100%

County Boundary

Municipal Boundaries

- City
- Village
- Town

2015 Parcels

Developed by CIA

Get Map Link Map Scale: Scale = 1 : 846 Decimal Degrees: -73.75991, 42.65883

Map data ©2015 Google

10 m 90 ft

Full Screen

File Edit View Favorites Tools Help

Expand Collapse Metadata Open In Zoom to municipality Tax Parcel Search  Owner  Address  Parcel ID

**278 Orange Street**

**Feature Info**

**MUNICIPAL BOUNDARIES**  
Municipality: ALBANY

**2015 TAX PARCELS**

Parcel ID	Owner	Address	Property Class	Frontage	Depth	Acres	Land Assessment	Total Assessment	Tax Map
65-73-2-43	CAPITAL DISTRICT HABITAT,	278 Orange St	230	26.8	90	0	\$12,000	\$20,000	<a href="#">View Tax Map</a>

Transparency: [Slider]

County Boundary

Municipal Boundaries

- City
- Village
- Town

2015 Parcels

Developed by CIA

Get Map Link Map Scale: Scale = 1 : 846 Decimal Degrees: -73.76118, 42.65791

Map data ©2015 Google

10 m 50 ft

Full Screen

The screenshot shows a GIS application interface with a map of Albany, New York. A yellow box highlights the address "301 Orange Street" on the map. A "Feature Info" window is open, displaying the following information:

**Feature Info**  
**MUNICIPAL BOUNDARIES**  
Municipality: ALBANY

**2015 TAX PARCELS**

Parcel ID	Owner	Address	Property Class	Frontage	Depth	Acres	Land Assessment	Total Assessment	Tax Map
65.73-2-29	CAPITAL DISTRICT HABITAT	301 Orange St	311	22.15	85.5	0	\$1,500	\$1,500	<a href="#">View Tax Map</a>

The map interface includes a left sidebar with layers such as Administrative Boundaries, Healthy Living, Parks & Recreation, Parcel Boundaries, Transportation, Environmental, and Background Maps. The bottom status bar shows the map scale as 1:846 and coordinates as -73.76163, 42.65861.

Data taken from <http://gismap.albanycounty.com/gisviewer/> on December 15, 2015.

# Appendix B

Wetland and Coastal Maps:

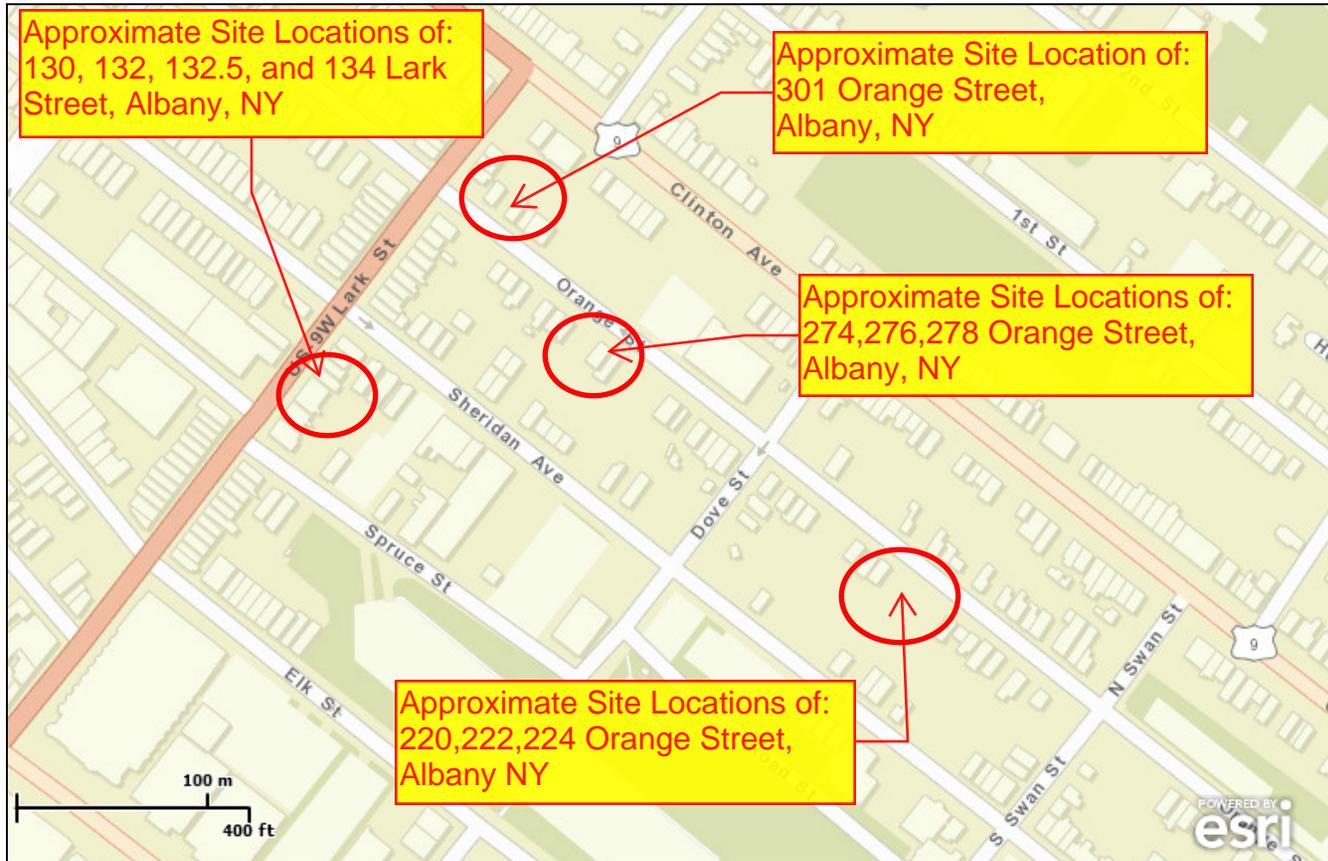
National Wetland Inventory Map  
NYSDEC Environmental Resource Map  
NYS Coastal Boundary Map  
Coastal Barrier Resources Map



**U.S. Fish and Wildlife Service**  
**National Wetlands Inventory**

**Sheridan Hollows  
 Redevelopment**

Jan 15, 2015



**Wetlands**

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

**Riparian**

- Herbaceous
- Forested/Shrub

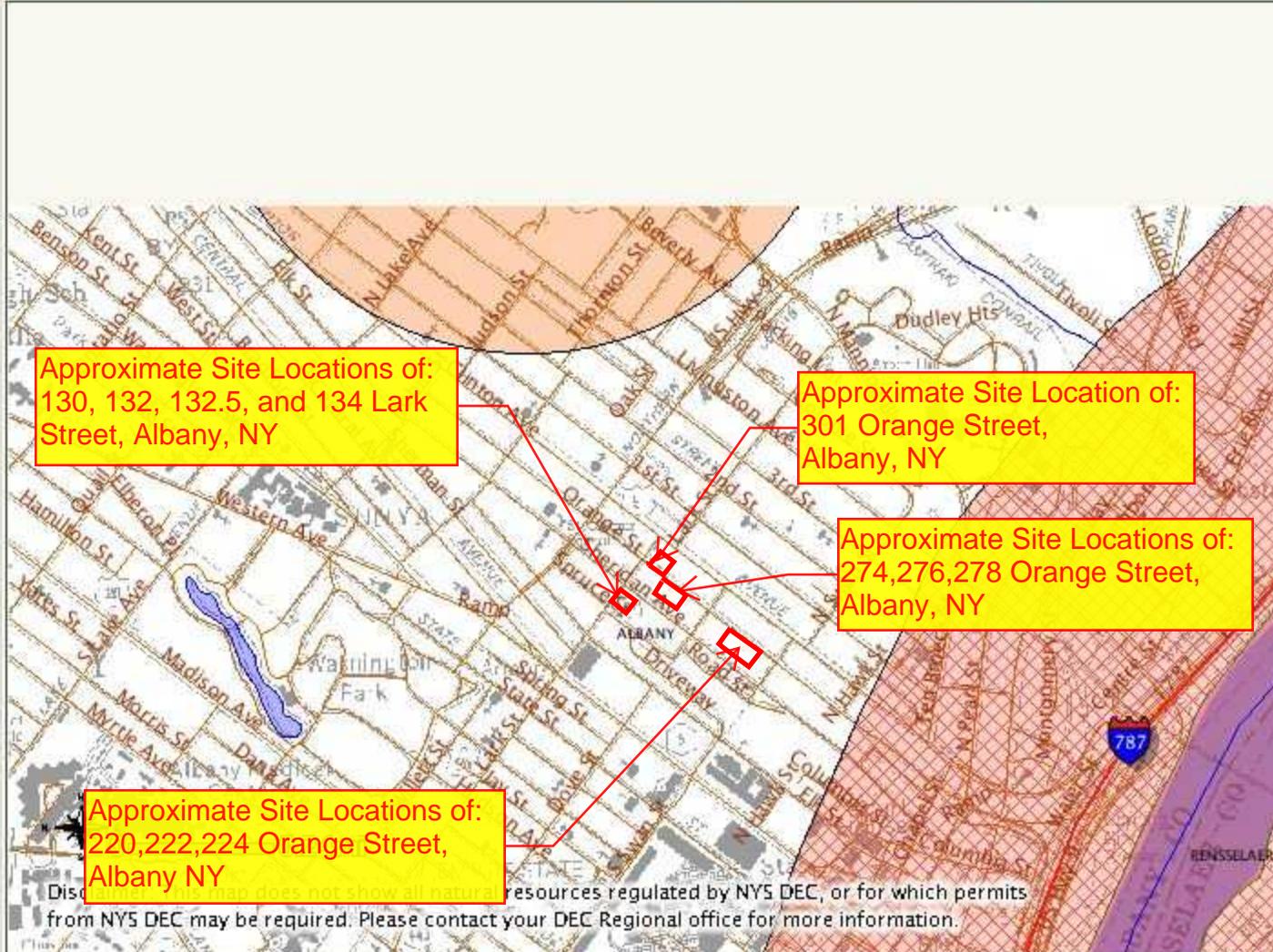
**Riparian Status**

- Digital Data

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

**User Remarks:**

# Sheridan Hollows Redevelopment



Approximate Site Locations of:  
130, 132, 132.5, and 134 Lark  
Street, Albany, NY

Approximate Site Location of:  
301 Orange Street,  
Albany, NY

Approximate Site Locations of:  
274, 276, 278 Orange Street,  
Albany, NY

Approximate Site Locations of:  
220, 222, 224 Orange Street,  
Albany, NY

This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

MinX: 599911, MaxX: 603287, MinY: 4724482, MaxY: 4722882

## Visible Layers

-  Classified Streams
-  Classified Ponds
-  State-Regulated Freshwater Wetlands
-  Wetland Checkzone
-  State-Regulated Freshwater Wetlands
-  Rare Plants and Rare Animals
-  Significant Natural Communities Buffered
-  Natural Communities Nearby
-  Significant Natural Communities
-  Interstate Highways
-  Adirondack Park Boundary
-  Counties

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.

# Welcome to the NYS Coastal Boundary Map

Home Search Layers Help

Search

Address:

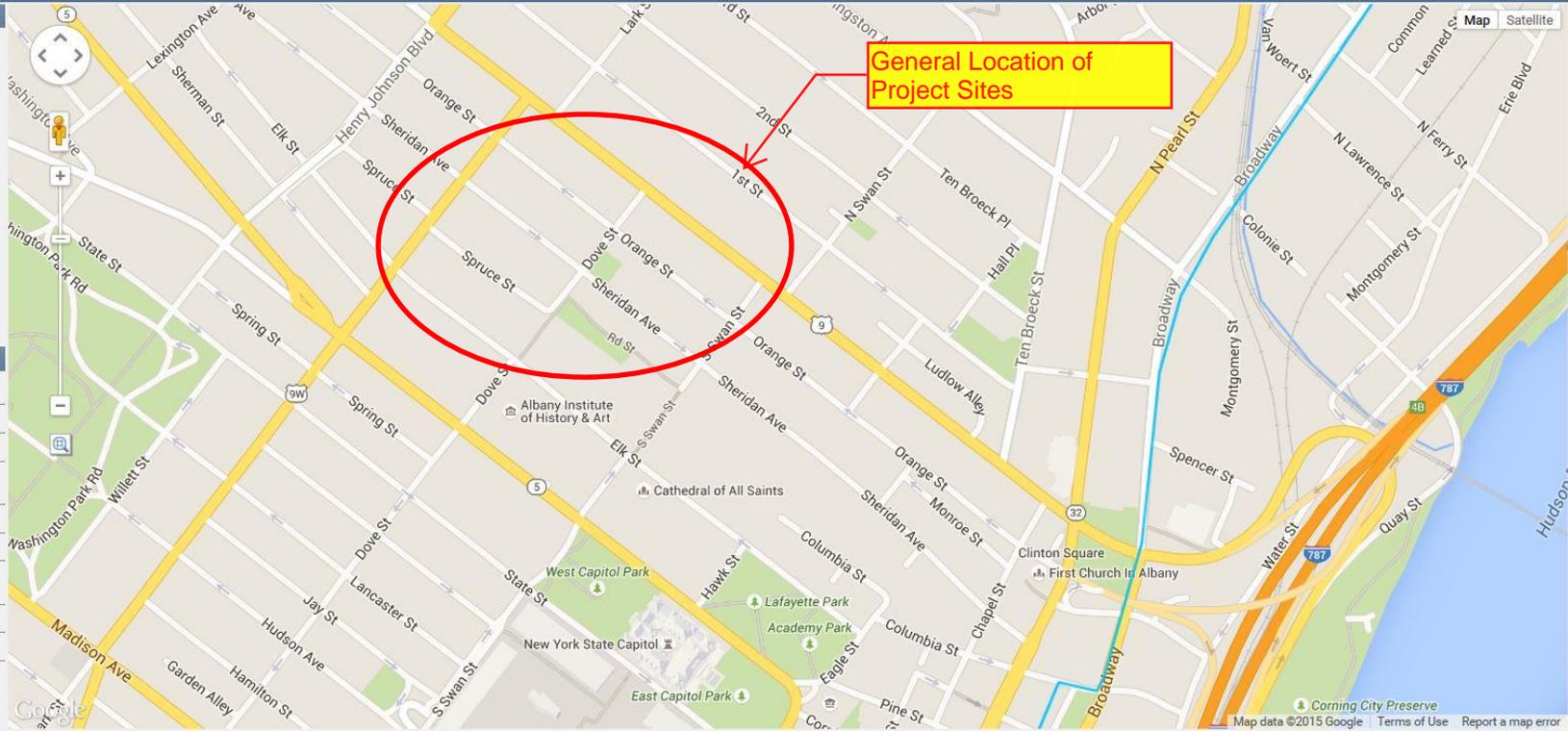
Enter Address Here

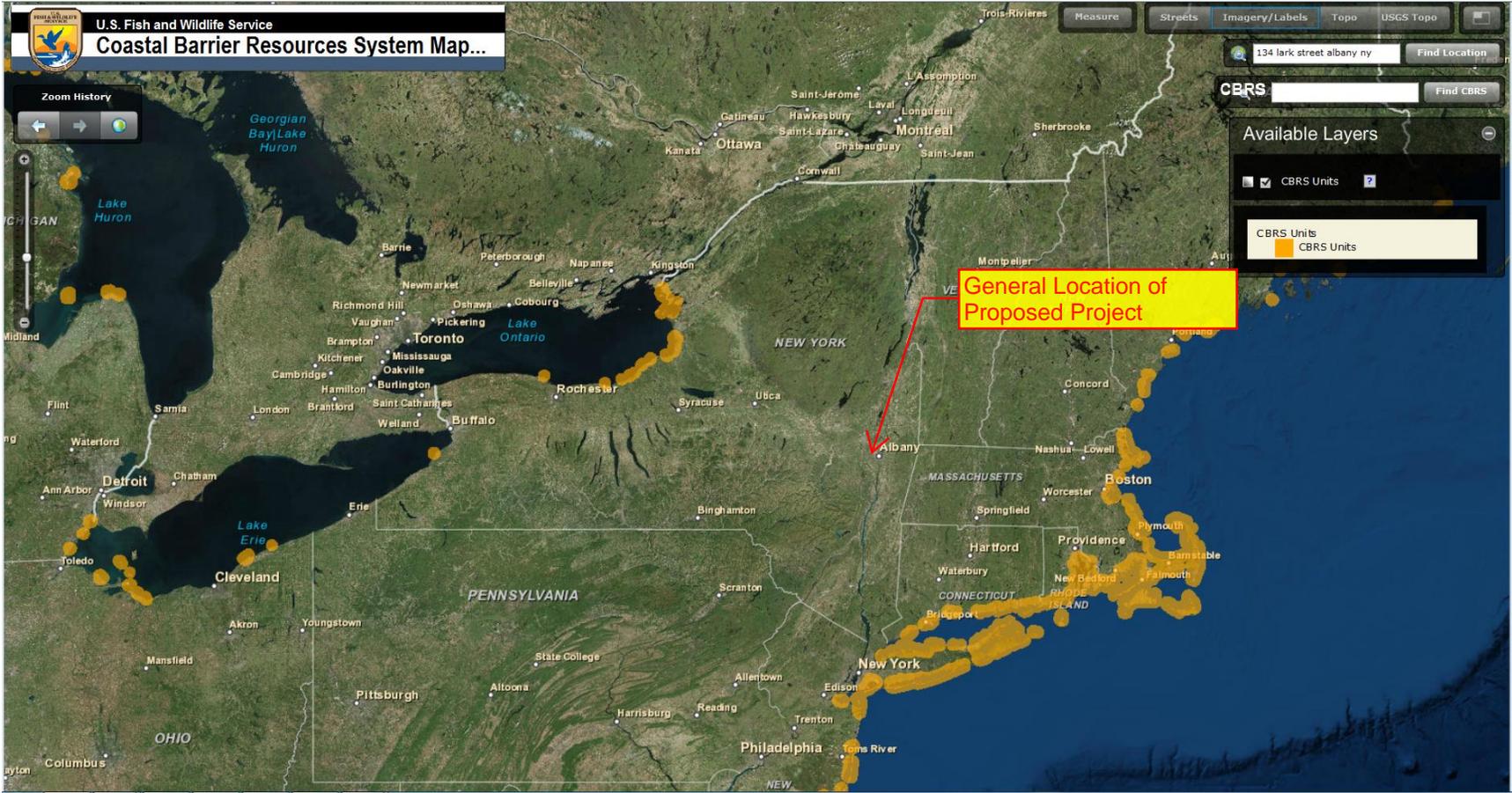
Find Address

Please note that the address marker is automatically placed along the street while certain activities may take place along the waterward property boundary. Please make sure to click and drag the marker to the exact location of the proposed activity for an accurate assessment of whether or not the activity would be located within any DOS Special Management Areas.

Layers

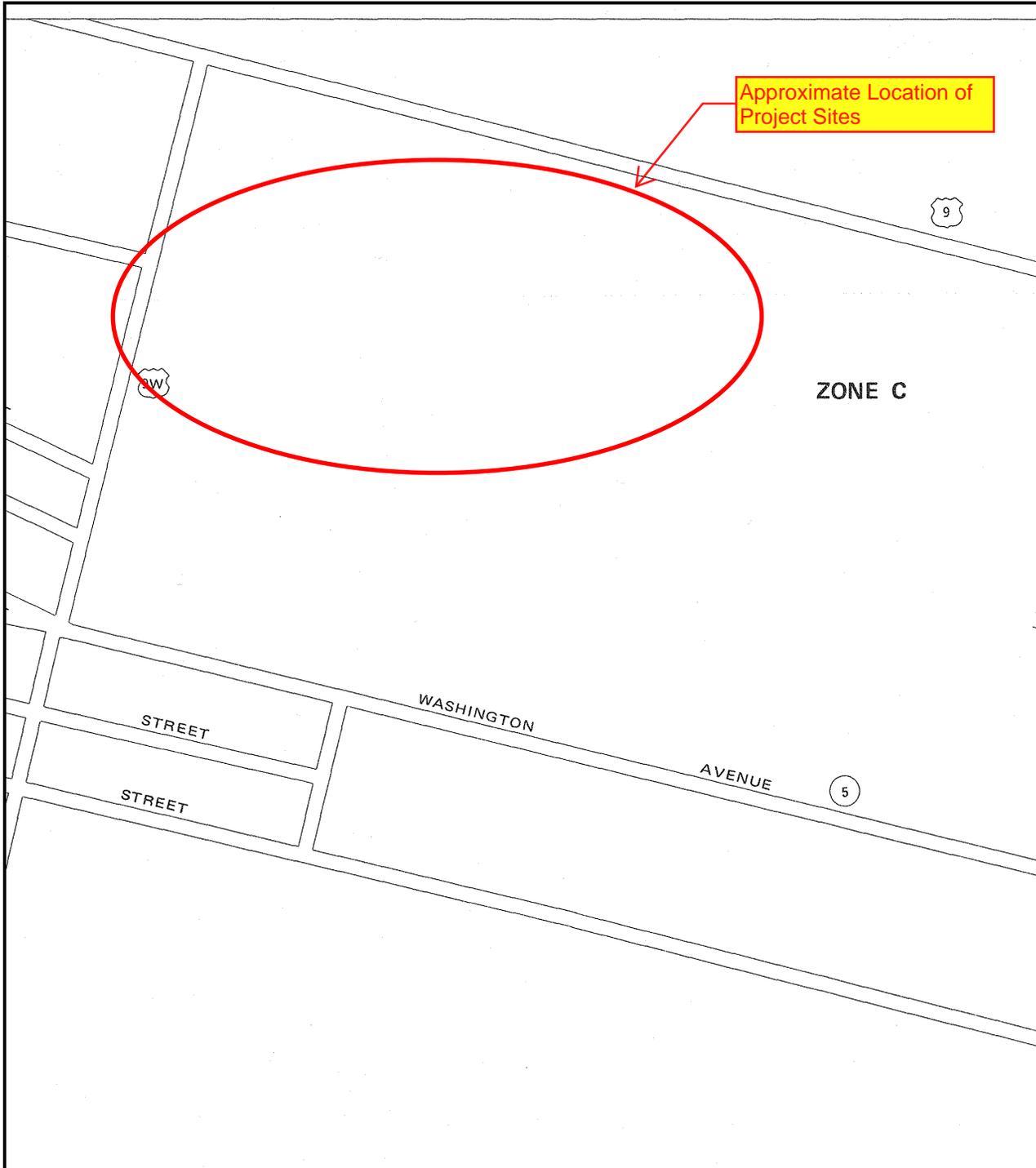
- Landward Coastal Boundary
- Scenic Areas
- Local Waterfront Revitalization Areas
- Local Waterfront Revitalization Program Communities
- Significant Coastal Fish and Wildlife Habitats
- DOS Identified Canals
- Long Island Sound CMP (excludes LWRP communities)
- Federally Owned Lands
- Native American Lands





# Appendix C

FEMA FIRMette Map



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
ALBANY, NEW YORK  
ALBANY COUNTY

PANEL 7 OF 9  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
360001 0007 C

EFFECTIVE DATE:  
APRIL 15, 1980



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

# Appendix D

Phase I & II Environmental Site Assessment Reports

**PHASE II ENVIRONMENTAL SITE ASSESSMENT  
Of  
Sheridan Hollow Phase II Properties  
Albany, New York 12210**

Prepared for:

**Habitat for Humanity Capital District  
200 Henry Johnson Blvd, Suite 1  
Albany, New York 12210**

Attention: Mr. Fred Darguste

Prepared by:

**Seed Engineering**  
911 Central Avenue #181  
Albany, NY 12206

**CONFIDENTIAL  
Seed Engineering**



Date 6/22/15

Mr. Fred Darguste  
Habitat for Humanity Capital District  
200 Henry Johnson Blvd, Suite 1  
Albany, New York 12210

**RE: Phase II Environmental Site Assessment  
Sheridan Hollow Phase II Properties  
Albany, New York 12210**

**Seed Project No. EN15-200**

Dear Mr. Darguste:

Seed Engineering (Seed) has completed the Phase II Environmental Site Assessment (ESA) of the above referenced site. This report details the findings and conclusions of the investigation.

If you have any questions or require further clarification of the reported findings, please contact us at your convenience. Seed would like to thank you for the opportunity to provide our professional services to Habitat for Humanity Capital District with regards to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Christopher J. Schrader".

Cristopher J. Schrader, PE  
Principal Engineer  
Seed Engineering

**CONFIDENTIAL**  
**Seed Engineering**

## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
<b>1.0 INTRODUCTION</b>	<b>1</b>
<b>1.1 Purpose</b>	<b>1</b>
<b>1.2 Background</b>	<b>1</b>
<b>1.3 Scope of Work</b>	<b>2</b>
<b>2.0 LIMITATION OF FINDINGS</b>	<b>3</b>
<b>3.0 LIMITED SOIL BORING INVESTIGATION</b>	<b>3</b>
<b>4.0 ENVIRONMENTAL SAMPLES</b>	<b>4</b>
<b>4.1 Sample Collection</b>	<b>4</b>
<b>4.2 Analytical Results</b>	<b>4</b>
<b>5.0 CONCLUSIONS, RECOMMENDATIONS AND CLOSING</b>	<b>4</b>
<b>6.0 QUALIFICATION STATEMENT</b>	<b>5</b>
<b>7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL</b>	<b>5</b>

## LIST OF FIGURES

- Figure 1** Site Location Map  
**Figure 2** Soil Boring Location Plan

## LIST OF APPENDICES

- Appendix A** Soil Boring Logs  
**Appendix B** Laboratory Analytical Report

## 1.0 INTRODUCTION

### 1.1 PURPOSE

Seed Engineering (Seed) was retained by Habitat for Humanity Capital District (the “Client”) to conduct a Phase II Environmental Site Assessment (ESA) for the Sheridan Hollow Phase II properties located on Lark Street and Orange Street in Albany, New York (the “Site”). The work was performed in accordance with generally accepted practices per ASTM E1903-11. The purpose of this assessment was to delineate the Lark Street and Orange Street parcels for potential soil and groundwater impacts from the eleven (11) offsite Recognized Environmental Conditions (RECs) in the Seed Engineering Phase I ESA dated March 5th, 2015.

### 1.2 BACKGROUND

The Site as described herein consists of ten (10) vacant urban infill lots and one (1) lot with an existing residential building located at 278 Orange Street to be demolished as follows:

220, 222, 224, 274, 276, 278 and 301 Orange Street;

130, 132, 132.5 and 134 Lark Street

The aforementioned properties are located in the Sheridan Hollow neighborhood in Albany, New York (the “Site”). The Site is owned by Habitat for Humanity Capital District. A map showing the approximate location is attached as **Figure 1 Site Location Map**.

Previously, a Phase I ESA was completed by Seed Engineering (Seed) on March 5th, 2015. The Seed Phase I ESA Seed identified evidence of eleven (11) off-site recognized environmental conditions (RECs) at the Site during the Phase I ESA as follows:

- **127 Lark Street:** 127 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1930 and 1935. The site is listed under the following database: EDR US Hist Cleaners.
- **129 Lark Street:** 129 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1925 and 1940. The site is listed under the following database: EDR US Hist Cleaners.
- **137 Lark Street:** 137 Lark Street is located upgradient of the Site and was listed as either a gas station or auto repair facility since 1925. The site is listed under the following database: RRCRA-CESQG, FINDS, NY AST, NY HIST UST, EDR US Hist Auto Stat, NY MANIFEST and NY SPILLS

- **293 Orange Street:** 293 Orange Street is located upgradient of the Site and was listed as a former auto repair facility and noted that the “garage dumps fluids in the sewer”. The site is listed under the following database: EDR US Hist Auto Stat, NY SPILLS and US BROWNFIELDS
- **295 Orange Street:** 295 Orange Street is located upgradient of the Site and was listed as a former auto repair facility. The site is listed under the following database: US BROWNFIELDS.
- **276 Clinton Avenue:** 276 Clinton Avenue is located upgradient of the Site and was listed as a gas station in 1950, 1955, 1960 and 1965. The site is listed under the following database: EDR US Hist Auto Stat.
- **289 Clinton Avenue:** 289 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1950. The site is listed under the following database: EDR US Hist Cleaners.
- **291 Clinton Avenue:** 291 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1927. The site is listed under the following database: EDR US Hist Cleaners.
- **297 Clinton Avenue:** 297 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1950. The site is listed under the following database: EDR US Hist Cleaners.
- **96 Lark Street:** 96 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1930 and 1935. The site is listed under the following database: EDR US Hist Cleaners.
- **98 Lark Street:** 98 Lark Street is located upgradient of the Site and was listed as a gas station in 1971. The site is listed under the following database: EDR US Hist Auto Stat.

Due to the findings of the Phase I ESA, Seed conducted a Phase II ESA on May 28th 2015, which included an intrusive soil boring investigation.

### **1.3 SCOPE OF WORK**

The scope of work provided for this project consisted of conducting a Phase II ESA in accordance with generally accepted practices per ASTM E1903-11. SEED’s limitations and qualifications for this Phase II ESA are provided in **Section 2.0** and **Section 6.0**, respectively.

## 2.0 LIMITATION OF FINDINGS

The information provided herein summarizes the characterization activities at the Habitat for Humanity Capital District Sheridan Hollow Phase II properties. All data and conclusions represent the specific portions of the Site analyzed as of the date of the Phase II ESA, which occurred on May 28th, 2015, and are not relevant to any other portions of the Site or any other property. Seed cannot be held accountable for activities or events that may have affected the distribution of contaminants after the date of the fieldwork. The scope of work for this project is based on generally accepted practices and the findings of the Phase I ESA report by Seed, as referenced.

Seed has prepared this report for the exclusive use of our client, Habitat for Humanity Capital District. Seed will not be responsible for the use of this report by any other party, or reliance on or any decision to be made based on it without the prior written consent of Seed. Seed accepts no responsibility for damages, if any, by any other party as a result of decisions or actions based on this report.

This report presents an overview of issues of environmental concern, reflecting Seed's best judgement using information reasonably available at the Site at the time of Seed's Site visit. Seed has prepared this report using information understood to be factual and correct and shall not be responsible for conditions arising from information or facts that were concealed or not fully disclosed to Seed at the time of the site visit.

## 3.0 LIMITED SOIL BORING INVESTIGATION

Seed provided oversight for direct-push drilling conducted by ZEBRA Technical Services. (ZEBRA) on May 28th, 2015. Mr. Cristopher J. Schrader of Seed performed the field oversight and sample collection during the Phase II ESA. ZEBRA advanced ten (10) soil borings at the Site to assess soil and groundwater quality on the Site.

The top approximately seven (7) feet was comprised of variable fill material. Below approximately seven (7) feet, the predominant soil type was tight silty clay, which varied from dry to wet. Due to the tight nature of the soil, no groundwater was observed in the borings and as such, no groundwater samples were collected.

The location of soil borings is attached as **Figure 2 Soil Boring Location Plan**.

Based upon the site topography and proximity to the Hudson River the overall groundwater flow is likely south and east.

The ten (10) soil borings were advanced using one truck-mounted Geoprobe® drilling rig. The Geoprobe® drilling rig utilizes direct-push hydraulic drilling technology to advance five-

foot stainless steel samplers. Dedicated plastic sleeves are utilized for each sampling interval.

Each sampled interval was evaluated for staining and odors through visual and olfactory observations. No odors were noted in any of the sampled intervals. Staining was observed in Sample #GP5 S1.

In addition, a photo-ionization detector (PID) was utilized to screen the soil in all sample sleeves for the presence of volatile organic compounds (VOCs). Prior to use for the day, the PID was properly calibrated.

PID readings were detected in boring #5 between 8' and 10' with a maximum reading of 38.2 PPM.

## **4.0 ENVIRONMENTAL SAMPLES**

### **4.1 SAMPLE COLLECTION**

Soil samples were collected for three (3) intervals. These three (3) intervals included: boring #5 at 8' (sample #GP5 S1); boring #9 at 16' (sample #GP9 S2) and boring #10 at 6' (sample #GP10 S3).

Due to tight soils and lack of groundwater, no groundwater samples were collected.

Soil samples were immediately placed upon ice and kept in a cooler to properly preserve them for analysis.

### **4.2 ANALYTICAL RESULTS**

The three (3) soil samples collected were delivered to Alpha Analytical in Albany, New York on May 28th, 2015 and analyzed for VOCs and SVOCs via USEPA Method 8260C and USEPA Method 8270D. All analytical results were reported as non-detect.

## **5.0 CONCLUSIONS, RECOMMENDATIONS AND CLOSING**

Field observations and analytical results document no impacts to the Site related to the current and historical operations of the offsite RECs as noted in the Seed Engineering Phase I ESA dated March 5th, 2015.

Based upon visual and olfactory observations, only boring #5 of the sampled intervals exhibited staining and none of the sampled intervals exhibited odors. A photo-ionization detector (PID) was utilized to screen the soil in all sample sleeves for the presence of volatile organic compounds (VOCs). PID readings were observed in only in the 8' to 10' interval of boring #5 sample sleeve. Three (3) soil samples were collected and analyzed for

VOCs and SVOCs via USEPA Method 8260C and USEPA Method 8270D. All analytical results were reported as non-detect.

Based upon the lack of olfactory odors, limited PID readings observed and all soil samples analyzed were non-detect, there is not believed to be a risk of soil or groundwater impacts from the offsite RECs as noted in the Seed Engineering Phase I ESA dated March 5th, 2015. Seed does not recommend any further investigation or remediation at this time.

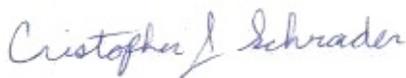
## **6.0 QUALIFICATION STATEMENT**

Mr. Cristopher J. Schrader, PE holds a Bachelor of Science degree in Environmental Engineering from Rensselaer Polytechnic Institute in Troy, New York and is a licensed Professional Engineer (PE) in the State of New York. He has over twelve years of environmental consulting experience, including environmental site assessments, subsurface investigations, and implementation of remedial designs. Mr. Schrader has conducted Phase II Environmental Site Assessments throughout the United States over the past twelve years.

## **7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL**

Seed has performed a Phase II ESA of the Sheridan Hollow properties located at 220, 222, 224, 274, 276, 278 and 301 Orange Street; 130, 132, 132.5 and 134 Lark Street in Albany, New York in accordance with generally accepted practices per ASTM E1903-11. If there are any questions in connection with this assessment report, please contact the undersigned environmental professional at (518) 253-6851.

### **Prepared by:**



Cristopher J. Schrader, PE  
Principal Engineer  
Seed Engineering

cc:

Fred Darguste, Habitat for Humanity Capital District

### **ATTACHMENTS**

Figures  
Laboratory Analytical Results  
Boring Logs



**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
of  
Sheridan Hollow Phase II Properties  
Albany, NY 12210**

Prepared for:

**Habitat for Humanity Capital District  
200 Henry Johnson Blvd, Suite 1  
Albany, NY 12210**

Attention: Mr. Fred Darguste

Prepared by:

**Sustainable Engineering & Environmental Design, PLLC dba  
Seed Engineering  
911 Central Avenue #181  
Albany, NY 12206**



3/5/15

Mr. Fred Darguste  
Director of Construction  
Habitat For Humanity Capital District  
200 Henry Johnson Blvd, Suite 1  
Albany, NY 12210

**RE: Phase I Environmental Site Assessment  
Sheridan Hollow Phase II Properties  
Albany, NY 12210**

**Seed Project No. EN15-192**

Dear Mr. Darguste:

Sustainable Engineering & Environmental Design, PLLC dba Seed Engineering (Seed) has completed the Phase I Environmental Site Assessment (ESA) of the above referenced Site in accordance with the scope and limitations of the American Society of Testing and Materials (ASTM) Practice E 1527-13.

If you have any questions or require further clarification of the reported findings, please contact us at your convenience. Seed would like to thank you for the opportunity to provide our professional services to Habitat for Humanity Capital District with regards to this matter.

If there are any questions in connection with this assessment report, please contact the undersigned environmental professional at (518) 253-6851.

Sincerely,

A handwritten signature in blue ink that reads "Christopher J. Schrader".

Cristopher J. Schrader, PE  
Principal Engineer  
Seed Engineering

0-61M-10722-0

## **TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>PAGE</u></b>
1.0 INTRODUCTION	1
1.1 Executive Summary of Findings	1
1.2 Purpose	3
1.3 Scope of Work	4
2.0 GENERAL SITE CHARACTERISTICS	6
2.1 Location	6
2.2 Adjacent Properties	6
2.3 Site Description and Current Site Uses/Operations	6
3.0 ENVIRONMENTAL SETTING	8
3.1 Regional Physiographic Conditions	8
3.2 Soil Conditions	8
3.3 Geologic Conditions	8
4.0 RESULTS OF INVESTIGATION	9
4.1 Site Inspection Observations	9
4.2 Adjacent Site And Vicinity Observations	11
4.3 Results of Regulatory Agency List Review And File Research	12
4.4 Vapor Encroachment Screen	18
4.5 Results of Site History/Land Use Review	18
4.5.1 Personal Interviews	18
4.5.2 Site Records Review	19
4.5.3 Aerial Photos	19
4.5.4 Fire Insurance Maps	20
4.5.5 City Directories	22
4.5.6 Historical Topographic Maps	23
4.6 Suspect Asbestos Containing Materials	24
4.7 Radon	24
4.8 Site in-filling	25

4.9	Synopsis of Previous Environmental Investigations	25
4.10	Data Gaps, Exceptions and/or Deletions to Report	25
5.0	CONCLUSIONS	26
6.0	RECOMMENDATIONS	28
7.0	LIMITATIONS	29
8.0	REFERENCES	31
8.1	References	31
8.2	Map, Aerial Photo And Other Geographic References	31
9.0	QUALIFICATIONS AND ENVIRONMENTAL PROFESSIONAL STATEMENT	32

### **LIST OF FIGURES**

**Figure 1** Site Location Map

### **LIST OF APPENDICES**

**Appendix A** Environmental Data Resources Reports

**Appendix B** Site Photographs

**Appendix C** Phase I ESA Site Questionnaire

## 1.0 INTRODUCTION

### 1.1 EXECUTIVE SUMMARY OF FINDINGS

Sustainable Engineering & Environmental Design, PLLC dba Seed Engineering (Seed) conducted a Phase I Environmental Site Assessment (ESA) for the following Sheridan Hollow properties:

220, 222, 224, 274, 276, 278 and 301 Orange Street;

130, 132, 132.5 and 134 Lark Street

The aforementioned properties are located in Albany, New York (the "Site"). The Site is owned either by Habitat for Humanity Capital District or Albany County. The Phase I ESA was completed in accordance with the scope and limitations of the American Society of Testing and Materials (ASTM) Practice E 1527-13.

The Site as described herein currently contains ten (10) vacant urban infill lots and one (1) lot with an existing residential building located at 278 Orange Street to be demolished. Seed did not have access to the interior of the existing residential building and is considered a data gap.

Seed identified no evidence of on-site recognized environmental conditions (RECs) at the Site during the Phase I ESA.

Seed identified evidence of eleven (11) off-site recognized environmental conditions (RECs) at the Site during the Phase I ESA as follows:

- **127 Lark Street:** 127 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1930 and 1935. The site is listed under the following database: EDR US Hist Cleaners.
- **129 Lark Street:** 129 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1925 and 1940. The site is listed under the following database: EDR US Hist Cleaners.
- **137 Lark Street:** 137 Lark Street is located upgradient of the Site and was listed as either a gas station or auto repair facility since 1925. The site is listed under the following database: RRCRA-CESQG, FINDS, NY AST, NY HIST UST, EDR US Hist Auto Stat, NY MANIFEST and NY SPILLS
- **293 Orange Street:** 293 Orange Street is located upgradient of the Site and was listed as a former auto repair facility and noted that the "garage dumps fluids in the

sewer". The site is listed under the following database: EDR US Hist Auto Stat, NY SPILLS and US BROWNFIELDS

- **295 Orange Street:** 295 Orange Street is located upgradient of the Site and was listed as a former auto repair facility. The site is listed under the following database: US BROWNFIELDS.
- **276 Clinton Avenue:** 276 Clinton Avenue is located upgradient of the Site and was listed as a gas station in 1950, 1955, 1960 and 1965. The site is listed under the following database: EDR US Hist Auto Stat.
- **289 Clinton Avenue:** 289 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1950. The site is listed under the following database: EDR US Hist Cleaners.
- **291 Clinton Avenue:** 291 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1927. The site is listed under the following database: EDR US Hist Cleaners.
- **297 Clinton Avenue:** 297 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1950. The site is listed under the following database: EDR US Hist Cleaners.
- **96 Lark Street:** 96 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1930 and 1935. The site is listed under the following database: EDR US Hist Cleaners.
- **98 Lark Street:** 98 Lark Street is located upgradient of the Site and was listed as a gas station in 1971. The site is listed under the following database: EDR US Hist Auto Stat.

According to the EDR report, 137 Lark Street listing under the Resource Conservation and Recovery Act - Small Quantity Generator (RCRA-SQG) status has the following EPA Hazardous Waste Codes: D001, D006, D008, D018, D035, D039, D040, F003 and F005. D001 are stated as ignitable hazardous wastes are those wastes, which have a flashpoint of less than 140 degrees Fahrenheit as determined by a pensky-martens closed cup flash point tester. D006 is stated as cadmium. D008 is stated as lead. D018 is stated as benzene. D035 is stated as methyl ethyl ketone. D039 is stated as tetrachloroethylene. D040 is stated as trichloroethylene. F003 is the following spent non-halogenated solvents: xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone and methanol. F005 is stated as the spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol and 2-nitropropane.

Historically, dry cleaners have used tetrachloroethylene (aka perchloroethylene, perc or PCE) and trichloroethylene (aka TCE) as solvents in the dry cleaning process. PCE is toxic at low levels and is classified as a “likely human carcinogen” by the United States Environmental Protection Agency (USEPA). PCE and TCE are potential significant environmental concerns for groundwater, soil contamination and soil vapor intrusion.

The proposed project on the Site is anticipated to require soil excavation during the construction of new residential buildings and demolition of the existing building located at 278 Orange Street.

No additional recognized environmental conditions were noted on any of the remaining adjacent properties during the site reconnaissance. In addition, it should be noted that according to the EDR report, multiple spills and leaking tanks have occurred on adjacent properties, but have all been issued ‘closed dates’ as per the New York State Department of Environmental Conservation (NYSDEC). In addition, there is significant distance between the listed sites and the subject Site and/or are lower in elevation and assumed to be down gradient in groundwater hydrology. Based on a drive-by inspection on adjacent properties it was not possible to determine if these reported spills have impacted the subsurface and/or groundwater on these adjacent properties. Based on this information, the adjacent properties should be considered potential environmental concerns to the Site, but not necessarily recognized environmental conditions as defined by ASTM 1527-13.

## **1.2 PURPOSE**

Seed was retained by Habitat for Humanity Capital District (the “Client”) to conduct a Phase I ESA at the Site located at the following addresses:

220, 222, 224, 274, 276, 278 and 301 Orange Street;

130, 132, 132.5 and 134 Lark Street.

The aforementioned properties are located in the City of Albany, Albany County, New York (the “Site”).

The goal of the Phase I ESA assessment was to identify, to the extent feasible and pursuant to the processes described herein, recognized environmental conditions in connection with the subject property. The term recognized environmental condition is defined by the American Society for Testing and Materials (ASTM) Designation E 1527-13 as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum product into structures on the

property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.” The term does not include de minimis conditions, which do not present a material risk to human health and would not be subject to enforcement action if brought to the attention of governmental agencies.

The purpose of this ASTM Phase I ESA is to define good commercial and customary practice in the United States for conducting an environmental site assessment 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) and petroleum products as well as constituting “All Appropriate Inquiries” as set forth in 40 CFR Part 312.

### **1.3 SCOPE OF WORK**

The services provided for this project consisted of conducting a Phase I ESA in accordance with the scope and limitations of the ASTM Practice E 1527-13. Seed’s limitations and qualifications for this Level I ESA are provided in **Section 7.0** and **Section 9.0**, respectively.

The scope of work for the Phase I ESA consisted of the following tasks:

- Reviewing the historical occupancy of the Site, through the use of available archived municipal and business directories, fire insurance plans and aerial photographs
- Reviewing the current use of the Site and any land use practices that may have impacted its environmental condition
- Reviewing the current use of the surrounding properties and any land use practices that may have impacted the environmental condition of the Site
- Conducting a ‘walk-through’ visual assessment (i.e. site reconnaissance) of the Site in order to identify the presence of actual and/or potential environmental contaminants or concerns of significance
- Conducting interview with available property owner
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewed such records where available
- Tier 1 Vapor Encroachment Screen (VES) to identify the presence or likely presence of contaminant of concern (COC) vapors in the subsurface of the Site due to the

3/5/15

Page 5

release of vapors from impacted soil and/or groundwater on or adjacent to the Site per ASTM 2600-10

- Preparing a report of our findings

The Site consisted primarily of vacant parcels of land except for 278 Orange Street, which is improved by a residential building to be demolished.

Mr. Cristopher Schrader of Seed performed the initial site reconnaissance for all parcels on March 3rd, 2015. No one accompanied Seed during the site reconnaissance.

Mr. Cristopher Schrader of Seed prepared this report.

## 2.0 GENERAL SITE CHARACTERISTICS

The following information was obtained from interviews with knowledgeable persons, Seed's site reconnaissance, and information contained in the EDR Radius Map report.

### 2.1 LOCATION

The Site is located in the City of Albany, New York, at approximately N 42° 39' 31.32" and W 73° 45' 33.12" on the Albany, NY 7.5-minute quadrangle. The Site as described herein currently contains ten (10) vacant urban infill lots and one (1) lot with an existing residential building to be demolished. The Site is located west of South Swan Street, north of Elk Street, east of Henry Johnson Boulevard and south of Clinton Street. An Site Location Map is provided as **Figure 1**.

### 2.2 ADJACENT PROPERTIES

At the time of the assessment, adjacent properties were observed as follows:

<u>Direction from Site</u>	<u>Adjacent properties</u>
North	Residential properties and vacant lots
South	Residential properties and vacant lots
East	Residential properties and vacant lots
West	Commercial buildings, residential properties and vacant lots

No additional recognized environmental conditions were noted on any of the adjacent properties during the site reconnaissance. Adjacent properties were not entered during the site reconnaissance and visual observations were limited to the property lines.

### 2.3 SITE DESCRIPTION AND CURRENT SITE USES/OPERATIONS

3/5/15

Page 7

In general, the property is vacant urban infill lots with exception of 278 Orange Street, which is improved by a residential building to be demolished.

The Site is currently owned by either Habitat for Humanity Capital District or Albany County.

Surface water drainage appears to flow south and east toward adjacent parcels or storm drains in the adjacent roadway.

### **3.0 ENVIRONMENTAL SETTING**

The following information was obtained from interviews with knowledgeable persons, Seed's site reconnaissance, and information contained in the EDR Radius Map report.

#### **3.1 REGIONAL PHYSIOGRAPHIC CONDITIONS**

The surface elevation at the Site is approximately 147 feet above mean sea level. The area is sloped towards the south and east. Surface water drainage at the Site follows the general topography of the land. Storm water from the Site is discharged to stormwater drains located in adjacent roads.

According to the EDR Radius Map report (**Appendix A**), the Site is not located in a 100-year or 500-year flood zone. No surface water bodies are located on the Site.

#### **3.2 SOIL CONDITIONS**

According to the EDR Radius Map report, the Soil Component Name for the Site is Urban land. The soil surface texture is reported as a variable material.

#### **3.3 GEOLOGIC CONDITIONS**

Based on Soil Conservation Service STATSGO data provided in the EDR Radius Map report, surficial soils at the Site are expected to consist of variable. Underlying geology is classified as that of the Ordovician system from the Paleozoic Era. The approximate depth to bedrock in the area of the Site was reported as greater than 0 inches below ground surface (pages A-6, EDR 2015).

## **4.0 RESULTS OF INVESTIGATION**

In an effort to identify past uses of the Site, Seed reviewed information from the following sources, if available:

- government agencies;
- historic aerial photographs;
- historic Sanborn® fire insurance maps; and,
- personal interview with knowledgeable person.

### **4.1 SITE INSPECTION OBSERVATIONS**

Seed personnel conducted Site reconnaissance activities on March 3rd, 2015. No one accompanied Seed during the site reconnaissance. Site Photographs are included in **Appendix B**.

During the site reconnaissance, Seed observed, in general, vacant urban infill lots with exception of the residential building located at 278 Orange Street. Seed was not provided access to the interior of 278 Orange Street developed with a residential structure and is considered a data gap. Based on the assumed age of the building, it is possible that lead-based paints are present at the Site. Seed did not conduct any testing or sampling for asbestos, lead or mold.

The vacant properties primarily consisted of snow-covered lots with some asphalt parking areas sloping slightly to the south and east.

#### **Hazardous and Non-Hazardous Substances**

No hazardous or non-hazardous substances were observed to be stored or used at the Site.

#### **Utilities**

Currently all utilities have been disconnected from the Site, with possible exception of 278 Orange Street. National Grid provides electrical service and natural gas to the adjacent properties. Sanitary and storm sewer services for the adjacent properties are provided by the City of Albany. The City of Albany provides potable water supply to the adjacent properties. The City of Albany provides residential solid waste removal services to the adjacent residential properties.

### **Underground Storage Tanks (USTs)**

The EDR Radius Map report did not identify the Site as having historical UST's on-site. Seed personnel did not observe any indications of USTs at the Site during the reconnaissance.

### **Aboveground Storage Tanks (ASTs)**

The EDR Radius Map report did not identify the Site as having historical AST's on-site. Seed personnel did not observed any ASTs at the Site during the reconnaissance.

### **Polychlorinated Biphenyls**

Polychlorinated biphenyl-contaminated electrical equipment is defined as "any electrical equipment including, but not limited to transformers (including those used in railway locomotives and self-propelled cars), capacitors, circuit breakers, reclosers, voltage regulators, switches (including sectionalizers and motor starters), electromagnets, and cable, that contains polychlorinated biphenyls (PCBs) at concentrations of 50 parts per million (ppm) and less than 500 ppm in the contaminating fluid". Section 40 CFR 761.2 states that any electrical equipment manufactured prior to July 2, 1979 or equipment of unknown manufacturing dates should be assumed PCB-contaminated.

Two pole-mounted transformers were located on two poles to the north of the 220, 222, 224 Orange Street parcels, one pole-mounted transformer was located on one pole to the south of the 301 Orange Street parcel and one pole-mounted transformer was located on one pole to the west of 130, 132, 132.5 and 134 Lark Street. However, due to the height it was unclear whether "PCB-free" labels were affixed on the units. The transformer adjacent to 301 Orange Street appears to have black markings, which does not appear to impact the transformer. There were no signs of leaking or spilling. Due to snow and winter conditions, staining and/or distressed vegetation could not be observed in the vicinity of any of the transformers. National Grid most likely owns the transformers.

No fluorescent light ballasts were observed on the vacant parcels or on the exterior of the residential building located at 278 Orange Street. Older light ballasts may contain dielectric fluids that include PCBs, which are regulated by the United States Environmental Protection Agency (USEPA) under the Toxic Substances Control Act (TSCA).

### **Wetlands**

No wetlands were observed on the Site during the Site reconnaissance. A review of the EDR Radius Map report indicated no wetlands are located within the Site boundaries. The EDR report indicates that the closest designated wetland areas are located between one-half and one mile from the Site.

### **Lead Paint**

Lead-based paints (LBPs) were discontinued from general use during the late-1970s. Historically, lead has been used in commercial, residential, roadway and ceramic paint. Lead is recognized as toxic to human health and the environment and is widely regulated in the United States. Buildings constructed prior to 1978-79 are presumed to contain lead-based paint unless proven otherwise, although buildings constructed after 1979 may also contain lead-based paints.

Based on the assumed age of the building located at 278 Orange Street, lead-based paint is potentially a significant concern at this time. However, it should be noted that Seed did not have access to the interior of the building nor did Seed conduct lead-based paint sampling at the Site.

### **Mold**

Seed was not provided access to the interior of 278 Orange Street developed with a residential structure and is considered a data gap. During the site reconnaissance the presence of mold was not observed on the exterior of the building. However, it should be noted that Seed did not have access to the interior of the building nor did Seed conduct mold testing at the Site.

### **Groundwater Characteristics**

Seed reviewed the EDR Radius Map report in an effort to obtain information regarding groundwater at the Site and vicinity. EDR has developed the AQUIFLOW<sup>®</sup> Information System to provide data on the general direction of groundwater flow at specific points. The EDR report database did not have any reported sites within a one-mile search radius from the Site.

The EDR Radius Map report identified seven (7) Federal United States Geological Service (USGS) Well information locations within one mile from the Site. The EDR Radius Map report did not list any wells under the Site address.

## **4.2 ADJACENT SITE AND VICINITY OBSERVATIONS**

At the time of the site assessment, vacant lots, residential and commercial buildings were located to the north of the Site. To the south of the Site were residential buildings and vacant lots. To the east of the Site, were residential buildings and vacant lots. West of the Site were vacant lots, commercial and residential buildings.

The surrounding area is comprised of primarily residential and commercial buildings and vacant lots. The Site is not located in a 500-year flood zone.

No additional recognized environmental conditions were noted on any of the adjacent properties during the site reconnaissance. In addition, it should be noted that according to the EDR report, multiple spills and leaking tanks have occurred on adjacent properties, but have all been issued 'closed dates' as per the New York State Department of Environmental Conservation (NYSDEC). In addition, there is significant distance between the listed sites and the subject Site and/or are lower in elevation and assumed to be down gradient in groundwater hydrology. Based on a drive-by inspection of adjacent properties it was not possible to determine if these reported spills have impacted the subsurface and/or groundwater on these adjacent properties. Based on this information, the adjacent properties should be considered potential environmental concerns to the Site, but not necessarily recognized environmental conditions as defined by ASTM E-1527-13.

#### **4.3 RESULTS OF REGULATORY AGENCY LIST REVIEW AND FILE RESEARCH**

##### **Federal and State Environmental Review**

Seed retained EDR to perform a search of various Federal and State environmental regulatory databases. The records search was performed in general accordance with standards established in 2013 by ASTM E-1527-13. The records reviewed include the following databases:

##### **State of New York ASTM Standard and Supplemental Listings**

- Inactive Hazardous Waste Disposal Sites in New York State (SHWS)
- Vapor Intrusion Legacy Site List (VAPOR REOPENED)
- SWF/LF: Facility Register (SWF/LF)
- Petroleum Bulk Storage (PBS) - Underground Storage Tanks (UST)
- Storage Tank Facility Listing (TANKS)
- Chemical Bulk Storage Site Listing (CBS)
- Chemical Bulk Storage Database (CBS UST)
- Major Oil Storage Facilities Database (MOSF UST)
- Historical Petroleum Bulk Storage Database (HIST UST)
- Historical Petroleum Bulk Storage Database (HIST AST)
- Spills Information Database (LTANKS)
- List of Leaking Storage Tanks (HIST LTANKS)
- Leaking Underground Storage Tanks On Indian Land (INDIAN LUST R1)
- Leaking Underground Storage Tanks On Indian Land (INDIAN LUST R4)
- Leaking Underground Storage Tanks On Indian Land (INDIAN LUST R6)
- Leaking Underground Storage Tanks On Indian Land (INDIAN LUST R7)
- Leaking Underground Storage Tanks On Indian Land (INDIAN LUST R8)
- Leaking Underground Storage Tanks On Indian Land (INDIAN LUST R9)

3/5/15

Page 13

- Leaking Underground Storage Tanks On Indian Land (INDIAN LUST R10)
- Underground Storage Tanks On Indian Land (INDIAN UST R1)
- Underground Storage Tanks On Indian Land (INDIAN UST R4)
- Underground Storage Tanks On Indian Land (INDIAN UST R5)
- Underground Storage Tanks On Indian Land (INDIAN UST R6)
- Underground Storage Tanks On Indian Land (INDIAN UST R7)
- Underground Storage Tanks On Indian Land (INDIAN UST R8)
- Underground Storage Tanks On Indian Land (INDIAN UST R9)
- Underground Storage Tanks On Indian Land (INDIAN UST R10)
- Spills Information Database (SPILLS)
- SPILLS Database (HIST SPILLS)
- Voluntary Cleanup Agreement (VCP)
- Voluntary Cleanup Priority Listing (INDIAN VCP R1)
- Voluntary Cleanup Priority Listing (INDIAN VCP R7)
- Registered Waste Tire Storage & Facility List (SWTIRE)
- Registered Recycling Facility List (SWRCY)
- Hazardous Substance Waste Disposal Site Inventory (HSWDS)
- Petroleum Bulk Storage - Above Ground (AST)
- Chemical Bulk Storage Database – Above Ground (CBS AST)
- Major Oil Storage Facility Database – (MOSF AST)
- Major Oil Storage Facility Site Listing (MOSF)
- Delisted Registry Sites (DEL SHWS)
- Registered Drycleaners (DRYCLEANERS)
- State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANERS)
- Financial Assurance Information Listing (FINANCIAL ASSURANCE 1)
- Financial Assurance Information Listing (FINANCIAL ASSURANCE 2)
- State Pollutant Discharge Elimination System (SPDES)
- Registry of Engineering Controls (ENG CONTROLS)
- Registry of Institutional Controls (INST CONTROL)
- Brownfields Site List (BROWNFIELDS)
- Restrictive Declarations Listing (RES DECL)
- Underground Injection Control Wells (UIC)
- Facility and Manifest Data (NY MANIFEST)
- Air Emission Data (AIRS)
- E Designation Site Listing (E DESIGNATION)

#### **Federal ASTM Standard and Supplemental Listings**

- Resource Conservation and Recovery Act Information (RCRA-TSDF)
- Resource Conservation and Recovery Act Information (RCRA-LQG)
- Resource Conservation and Recovery Act Information (RCRA-SQG)
- Resource Conservation and Recovery Act Information (RCRA-CESQG)
- Resource Conservation and Recovery Act Information (RCRA-NonGen)
- Engineering Controls Sites List (US ENG CONTROLS)
- Sites with Institutional Controls (US INST CONTROL)
- Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS)
- CERCLIS No Further Remedial Action Planned (CERC-NFRAP)
- CERCLA Lien Information (LIENS 2)

- EPA National Priority List (NPL)
- RCRA Corrective Action Report (CORRACTS)
- Emergency Response Notification System (ERNS)
- Environmental Restoration Program Listing (ERP)
- Facility Index System (FINDS)
- Federal Facility Site Listing Information (FEDERAL FACILITY)
- National Priority List Deletions (Delisted NPL)
- Proposed Priority List Deletions (Proposed NPL)
- FEMA Underground Storage Tank Listing (FEMA UST)
- Record of Decision (ROD)
- Hazardous Materials Information Reporting System (HMIRS)
- Materials Licensing Tracking System (MLTS)
- Mines Master Index File (MINES)
- Federal Superfund Liens (NPL LIENS)
- PCB Activity Database System (PADS)
- Uranium Mill Tailings Sites (UMTRA)
- Open Dump Inventory (ODI)
- Report on the Status of Open Dumps on Indian Land (INDIAN ODI)
- Torres Martinez Reservation Illegal Dump Site Locations (DEBRIS REGION 9)
- Formerly Used Defense Sites (FUDS)
- Land Use Control Information System (LUCIS)
- DOT Incident and Accident Data (DOT OPS)
- Radiation Information Database (RADINFO)
- Biennial Reporting System (BRS)
- Indian Reservations (INDIAN RESERV)
- Department of Defense Sites (DOD)
- RCRA Administrative Action Tracking System (RAATS)
- Toxic Chemical Release Inventory System (TRIS)
- Toxic Substances Control Act (TSCA)
- Section 7 Tracking Systems (SSTS)
- FIFRA/TSCA Tracking System (FTTS)
- FIFRA/TSCA Tracking System (FTTS INSP)
- FIFRA/TSCA Tracking System (HIST FTTS)
- FIFRA/TSCA Tracking System (HIST FTTS INSP)
- Integrated Compliance Information System (ICIS)
- Federal and Indian Lands (FEDLAND)
- Clandestine Drug Labs (US CDL)
- National Clandestine Laboratory Register (US HIST CDL)
- Listing of Brownfields Sites (US BROWNFIELDS)
- Superfund (CERCLA) Consent Decrees
- Coal Ash Disposal Site Listing (COAL ASH)
- Steam-Electric Plan Operation Data (COAL ASH DOE)
- Coal Combustion Residues Surface Impoundments List (COAL ASH EPA)
- PCB Transformer Registration Database (PCB TRANSFORMER)

#### **EDR Proprietary Historical Databases**

- EDR Proprietary Manufactured Gas Plants (EDR MGP)
- EDR Proprietary Historical Gas and Auto Repair Stations (EDR US Hist Auto Stat)
- EDR Proprietary Historical Dry Cleaners (EDR US Hist Cleaners)

Seed's environmental record review is based on computerized data compiled by EDR. A copy of the EDR database search report is included as **Appendix A**.

Seed has attempted to evaluate the sites identified on these lists, based on their distances from and locations relative to the site. In addition to the listed sites, one (1) additional site was listed on the Orphan Summary, which is compiled of listed sites but due to poor or inadequate address information were not able to be mapped in the EDR report. However, based on the site name listed it was determined that no sites were adjacent to the property. Based on the limited data provided by the EDR report, it is difficult to determine whether the listed properties pose a significant environmental concern to the Site at this time. A detailed file search of all listed 'orphan' sites would need to be completed to accurately assess the impact these sites may or may not have on the Site.

**Subject Site – 220, 222, 224, 274, 276, 278 and 301 Orange Street; 130, 132, 132.5 and 134 Lark Street, Albany, New York 12210**

The Site was not listed in the EDR report under any of the databases.

Only sites listed in the EDR report that indicated a potentially significant environmental concern to the subject Site are detailed below. Any above referenced database that is not identified below was determined not to have a listed property located within the ASTM search radius or such listed site was determined to not pose a significant environmental concern to the Site at this time.

**RCRA-CESQG:** RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

**NY UST:** The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

**NY AST:** The Aboveground Storage Tank database contains registered ASTs. The data

come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

**US BROWNFIELDS:** The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

**NY HIST UST:** The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

**NY SPILLS:** Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

**NY MANIFEST:** Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

**EDR US Hist Auto Stat:** EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

**EDR US Hist Cleaners:** EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Seed identified evidence of eleven (11) off-site recognized environmental conditions (RECs) at the Site during the Phase I ESA as follows:

- **127 Lark Street:** 127 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1930 and 1935. The site is listed under the following database: EDR US Hist Cleaners.
- **129 Lark Street:** 129 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1925 and 1940. The site is listed under the following database: EDR US Hist Cleaners.
- **137 Lark Street:** 137 Lark Street is located upgradient of the Site and was listed as either a gas station or auto repair facility since 1925. The site is listed under the following database: RRCRA-CESQG, FINDS, NY AST, NY HIST UST, EDR US Hist Auto Stat, NY MANIFEST and NY SPILLS
- **293 Orange Street:** 293 Orange Street is located upgradient of the Site and was listed as a former auto repair facility and noted that the “garage dumps fluids in the sewer”. The site is listed under the following database: EDR US Hist Auto Stat, NY SPILLS and US BROWNFIELDS
- **295 Orange Street:** 295 Orange Street is located upgradient of the Site and was listed as a former auto repair facility. The site is listed under the following database: US BROWNFIELDS.
- **276 Clinton Avenue:** 276 Clinton Avenue is located upgradient of the Site and was listed as a gas station in 1950, 1955, 1960 and 1965. The site is listed under the following database: EDR US Hist Auto Stat.
- **289 Clinton Avenue:** 289 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1950. The site is listed under the following database: EDR US Hist Cleaners.
- **291 Clinton Avenue:** 291 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1927. The site is listed under the following database: EDR US Hist Cleaners.
- **297 Clinton Avenue:** 297 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1950. The site is listed under the following database: EDR US Hist Cleaners.

- **96 Lark Street:** 96 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1930 and 1935. The site is listed under the following database: EDR US Hist Cleaners.

**98 Lark Street:** 98 Lark Street is located upgradient of the Site and was listed as a gas station in 1971. The site is listed under the following database: EDR US Hist Auto Stat. Historically, dry cleaners have used tetrachloroethylene (aka perchloroethylene, perc or PCE) and trichloroethylene (aka TCE) as solvents in the dry cleaning process. PCE is toxic at low levels and is classified as a “likely human carcinogen” by the United States Environmental Protection Agency (USEPA). PCE and TCE are potential significant environmental concerns for groundwater, soil contamination and soil vapor intrusion.

#### **4.4 VAPOR ENCROACHMENT SCREEN**

Seed conducted a Tier 1 Vapor Encroachment Screen (VES) as defined in the ASTM E 2600-10 Standard as part of this Phase I ESA. The VES included a review of potential vapor encroachment sources through information provided by the EDR reports, historical records and observations during the site reconnaissance.

Based upon our review and the ASTM E 2600-10 Standard, Seed has identified several potential VECs to the Site associated with adjacent properties. These locations and facilities were listed in the following EDR databases: US Hist Auto Stat, US Hist Cleaners, NY SPILLS, NY MANIFEST, US BROWNFIELDS, NY UST and NY AST. These VECs were discussed in further detail in **Section 4.3**.

#### **4.5 RESULTS OF SITE HISTORY/LAND USE REVIEW**

##### **4.5.1 Personal Interviews**

Seed conducted an interview with Fred Darguste, Director of Construction for Habitat for Humanity Capital District. The interview is outlined below:

- Mr. Fred Darguste, Habitat for Humanity Capital District: Mr. Darguste provided answers to the Phase I ESA Site Questionnaire. Mr. Darguste is the Director of Construction for Habitat for Humanity Capital District. No environmentally pertinent and/or new information was deduced from the questionnaire. Should subsequent information received alter the conclusions of this report, Habitat for Humanity Capital District will be informed immediately.

Other contacts were made as required to evaluate the existing/historical Site operations including the following:

<b>Name</b>	<b>Agency or Company</b>	<b>Position</b>
Mr. Nala R. Woodward	City of Albany	Records Access Officer
Ms. Katie Bronson	Albany County Land Bank	Executive Director
Mr. Brad Glass	City of Albany	BZA / Planning Board
TBD	NYS DEC	Records Access Officer

- *These individuals and agencies were contacted as they may have information related to the environmental conditions of the site.*
- *Based upon responses received at the time of writing this report from the individuals and agencies contacted, they were unaware of any information that could pose a significant environmental concern.*
- Responses from the all the above listed agencies were not necessarily provided at the time of writing this report. Should subsequent information received alter the conclusions of this report, Habitat for Humanity Capital District will be informed immediately.

#### **4.5.2 Site Records Review**

The Site was not listed in the EDR report under any of the databases.

The historical occupancy of the Site and the surrounding properties were reviewed through the use of reasonably available public information consisting of, but not limited to, archived aerial photographs, city directories, Sanborn® fire insurance maps, and historical topographic maps. The historical information reviewed was obtained from the following sources:

- Aerial photographs, as provided by Environmental Data Resources (EDR);
- City directories, as provided by EDR for the subject Site;
- Sanborn® fire insurance maps as provided by EDR for the subject Site; and
- Historical Topographic Maps, as provided by EDR for the subject Site.

#### **4.5.3 Aerial Photos**

Seed reviewed aerial photographs of the Site and surrounding area taken in 2011, 2009, 2006, 1995, 1994, 1986, 1978, 1973, 1952 and 1942.

- 2011 (1"=500'): The Site appears to be vacant. The remaining surrounding area appears to be similar to present day conditions.
- 2009 (1"=500'): The Site appears to be vacant. The remaining surrounding area appears to be similar to present day conditions.
- 2006 (1"=500'): The Site appears to be vacant. The remaining surrounding area appears to be similar to present day conditions.
- 1995 (1"=500'): The remaining surrounding area appears to be similar to present day conditions.
- 1994 (1"=500'): The remaining surrounding area appears to be similar to present day conditions.
- 1986 (1"=500'): The remaining surrounding area appears to be similar to present day conditions.
- 1978 (1"=1000'): The streets for the Site are present, however due to lack of clarity of the aerial photograph, it is not possible to determine whether any of the parcels are developed. The remaining surrounding area appears to be similar to present day conditions.
- 1973 (1"=500'): The Site appears to be developed. The remaining surrounding area appears to be similar to present day conditions.
- 1952 (1"=500'): The streets for the Site are present, however due to lack of clarity of the aerial photograph, it is not possible to determine whether any of the parcels are developed.
- 1942 (1"=500'): The streets for the Site are present, however due to lack of clarity of the aerial photograph, it is not possible to determine whether any of the parcels are developed.

No environmentally pertinent and/or new information was deduced from these aerial photographs.

#### **4.5.4 Fire Insurance Maps**

Seed reviewed Sanborn® fire insurance maps of the Site and surrounding area taken in 1997, 1995, 1994, 1993, 1992, 1990, 1989, 1950, 1934, 1908 and 1892.

- 1997 (1"=604'): The Site appears to be predominantly developed with buildings and vacant parcels. 220 and 222 Orange Street appear to be vacant. 224 Orange Street appears to be developed with a building. 274 and 276 Orange Street appear to be vacant. 278 Orange Street appears to be developed with a building. 301 Orange Street appears to be developed by a building. The remaining surrounding area appears to be similar to present day conditions.
- 1995 (1"=604'): The Site appears similar to the previous map, except 222 Orange Street appears to be developed with a building. The remaining surrounding area appears to be similar to present day conditions.
- 1994 (1"=604'): The Site appears similar to the previous map. The remaining surrounding area appears to be similar to present day conditions.
- 1993 (1"=604'): The Site appears similar to the previous map. The remaining surrounding area appears to be similar to present day conditions.
- 1992 (1"=604'): The Site appears similar to the previous map. The remaining surrounding area appears to be similar to present day conditions.
- 1990 (1"=604'): The Site appears similar to the previous map. The remaining surrounding area appears to be similar to present day conditions.
- 1989 (1"=604'): The Site appears similar to the previous map. The remaining surrounding area appears to be similar to the previous map.
- 1950 (1"=604'): The Site appears to be developed with buildings at 220, 222, 274 and 276 Orange Street appearing for the first time. The remaining surrounding area appears to be more developed.
- 1934 (1"=604'): The Site appears similar to the previous map. The remaining surrounding area appears to be similar to the previous map.
- 1908 (1"=604'): The Site appears similar to the previous map. The remaining surrounding area appears to be similar to the previous map.
- 1892 (1"=604'): The Site appears similar to the previous map, except 301 Orange Street is listed as 291 Orange Street. The remaining surrounding area appears to be similar to previous map.

The Sanborn® fire insurance maps provided by EDR did not include 130, 132, 132.5 and 134 Lark Street and adjacent parcels, which is a data gap. Seed has requested

revised Sanborn® fire insurance maps from EDR that include this information, but have not received the revised Sanborn® fire insurance maps at the time of this report. Should subsequent information received alter the conclusions of this report, Habitat for Humanity Capital District will be informed immediately.

No environmentally pertinent and/or new information was deduced from these Sanborn® fire insurance maps.

#### **4.5.5 City Directories**

The subject Site includes 220, 222, 224, 274, 276, 278 and 301 Orange Street and 130, 132, 132.5 and 134 Lark Street.

According to City Directory information provided by EDR (**Appendix A**), the Site address of 220 Orange Street was listed as Residential in 1921, 1925, 1930, 1935, 1940, 1950 and 1955. The Site was listed as Vacant in 1945.

According to City Directory information provided by EDR (**Appendix A**), the Site address of 222 Orange Street was listed as Residential in 1921, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1965, 1971, 1981 and 1985. The Site was listed as Vacant in 1975 and 1992.

According to City Directory information provided by EDR (**Appendix A**), the Site address of 224 Orange Street was listed as Residential in 1921, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1965, 1971, 1975, 1981 and 1992. The Site was listed as Vacant in 1971, 1975, 1985 and 1997. The Site was listed as UP Vacant in 1997.

According to City Directory information provided by EDR (**Appendix A**), the Site address of 274 Orange Street was listed as Residential in 1921, 1925, 1930, 1935, 1940, 1945, 1950 and 1955. The Site was listed as Gaddy Chas rubbish removal in 1965. The Site was listed as Vacant in 1971.

According to City Directory information provided by EDR (**Appendix A**), the Site address of 276 Orange Street was listed as Residential in 1921, 1925, 1930, 1940, 1950, 1955, 1965 and 1971. The Site was listed as Vacant in 1945, 1975 and 1981.

According to City Directory information provided by EDR (**Appendix A**), the Site address of 278 Orange Street was listed as Residential in 1921, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1965, 1975, 1992, 1997 and 2002. The Site address was listed as Vacant in 1971, 1975, 1981 and 1985.

According to City Directory information provided by EDR (**Appendix A**), the Site address of 301 Orange Street was listed as Residential in 1921, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1965, 1971, 1975, 1981 and 1985. The Site was listed as Vacant in 1975, 1981, 1992 and 1997. The Site was listed as Not Verified in 2002.

According to City Directory information provided by EDR (**Appendix A**), the Site address of 130 Lark Street was listed as Residential in 1921, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1971, 1981, 1985, 1992, 1997 and 2002. The Site was listed as No Return in 1975.

According to City Directory information provided by EDR (**Appendix A**), the Site address of 132 Lark Street was listed as Residential in 1921, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1971, 1975, 1981, 1985, 1992, 1997 and 2002. The Site was listed as Vacant in 1975, 1981 and 1985.

According to City Directory information provided by EDR (**Appendix A**), the Site address of 134 Lark Street was listed as a Grocery in 1921, 1925, 1930, 1935, 1940, 1950, 1955 and 1960. The Site was listed as Vacant in 1945, 1965 and 1975. The Site was listed as Residential in 1971, 1975, 1997 and 2002.

Surrounding addresses were recorded as being predominantly occupied as Residential, Vacant or Commercial.

No environmentally pertinent and/or new information was deduced from these city directories.

132.5 Lark Street was not listed in the research source.

#### **4.5.6 Historical Topographic Maps**

Historical topographic maps were provided by EDR for the years 1898, 1927, 1950, 1953, 1980 and 1994.

- 1898 (1:62500): The streets for the Site are present. The Site and surrounding area appears to be similar to present day conditions.
- 1927 (1:62500): The Site and remaining surrounding area appears to be similar to present day conditions.

- 1950 (1:62500): Route 9 appears for the first time to the northwest of the Site. The Site and remaining surrounding area appears to be similar to present day conditions.
- 1953 (1:24000): I-90 appears for the first time to the north of the Site. The Site and remaining surrounding area appears to be similar to present day conditions.
- 1980 (1:24000): The Site and remaining surrounding area appears to be similar to present day conditions.
- 1994 (1:24000): The Site and remaining surrounding area appears to be similar to present day conditions.

No environmentally pertinent and/or new information was deduced from these historical topographic maps.

#### **4.6 SUSPECT ASBESTOS CONTAINING MATERIALS**

Seed was not provided access to the interior of 278 Orange Street developed with a residential structure and is considered a data gap. Based on the assumed age of the building it is possible that it may contain asbestos. However, it should be noted that Seed did not have access to the interior of the building nor did Seed collect any SACM samples as part of this Phase I ESA, and the only way to confirm ACM is through analytical testing.

#### **4.7 RADON**

Radon is a colorless, odorless gas that occurs naturally from the breakdown of uranium. Radon can be found in high concentrations where there are soils and rocks containing high levels of uranium, granite, shale, or phosphate. In open air or in areas with high air circulation, radon is not considered a health problem. However, in confined spaces (such as poorly ventilated basements), radon can concentrate and become a health hazard.

According to the EDR Radius Map report, Albany County is located within the USEPA Radon Zone 1, which is defined as having an average indoor radon concentration level of >4.0 pico-Curies per liter (pCi/L). The analytical results reported for 141 samples obtained by the USEPA within the geographic area of the Site yielded an average indoor (living area) radon concentration of 0.780 pCi/L. Radon is not considered a recognized

environmental condition (REC). However, Seed recommends conducting radon testing for all new construction residential buildings in USEPA Radon Zone 1 prior to occupancy. Seed did not perform any radon testing as part of this assessment.

#### **4.8 SITE IN-FILLING**

Based on observations made at the time of the Site reconnaissance, and the previous demolition of the vacant buildings located at the Site, the presence of fill material is inferred to be present at the Site.

#### **4.9 SYNOPSIS OF PREVIOUS ENVIRONMENTAL INVESTIGATIONS**

Seed conducted a Phase I ESA dated September 3<sup>rd</sup>, 2012 for the first phase of Habitat for Humanity Capital District's Sheridan Hollow development project. In addition, Seed conducted a Phase II ESA for the parcels on Orange Street due to concerns with an adjacent existing dry cleaner facility. The results of the Phase II ESA report dated April 24<sup>th</sup>, 2013 documented non-detect for soil and water samples. As such the dry cleaner was not believed to pose an environmental concern to the Orange Street parcels at the time of the Phase II ESA.

#### **4.10 DATA GAPS, EXCEPTIONS AND/OR DELETIONS TO REPORT**

Data gaps, exceptions and/or deletions are as follows:

Seed was not provided access to the interior of 278 Orange Street, which is developed with a residential structure and is considered a data gap. Seed submitted a FOIL request to the City of Albany and the New York State Department of Environmental Conservation (NYSDEC) for any relevant environmental information about the subject properties. At the time of this report, Seed has not received responses from the City of Albany or NYSDEC and is considered a data gap. The Sanborn® fire insurance maps provided by EDR did not include 130, 132, 132.5 and 134 Lark Street and adjacent parcels, which is a data gap. Seed has requested revised Sanborn® fire insurance maps from EDR that include this information, but have not received the revised Sanborn® fire insurance maps at the time of this report.

There were no other data gaps, exceptions or deletions to this Phase I ESA report.

## 5.0 CONCLUSIONS

Seed has performed a Phase I ESA in conformance with the scope and limitations of the ASTM Practice E 1527-13 of 220, 222, 224, 274, 276, 278 and 301 Orange Street; 130, 132, 132.5 and 134 Lark Street, Albany, New York property. Any data gaps, exceptions to, or deletions from, this practice are described in Section 4.10 of this report.

The Site as described herein currently contains ten (10) vacant urban infill lots and one (1) lot with an existing residential building located at 278 Orange Street to be demolished. Seed did not have access to the interior of the existing residential building and is considered a data gap.

Seed identified no evidence of on-site recognized environmental conditions (RECs) at the Site during the Phase I ESA.

Seed identified evidence of eleven (11) recognized environmental conditions (RECs) at the Site during the Phase I ESA as follows:

- **127 Lark Street:** 127 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1930 and 1935. The site is listed under the following database: EDR US Hist Cleaners.
- **129 Lark Street:** 129 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1925 and 1940. The site is listed under the following database: EDR US Hist Cleaners.
- **137 Lark Street:** 137 Lark Street is located upgradient of the Site and was listed as either a gas station or auto repair facility since 1925. The site is listed under the following database: RRCRA-CESQG, FINDS, NY AST, NY HIST UST, EDR US Hist Auto Stat, NY MANIFEST and NY SPILLS
- **293 Orange Street:** 293 Orange Street is located upgradient of the Site and was listed as a former auto repair facility and noted that the “garage dumps fluids in the sewer”. The site is listed under the following database: EDR US Hist Auto Stat, NY SPILLS and US BROWNFIELDS
- **295 Orange Street:** 295 Orange Street is located upgradient of the Site and was listed as a former auto repair facility. The site is listed under the following database: US BROWNFIELDS.
- **276 Clinton Avenue:** 276 Clinton Avenue is located upgradient of the Site and was listed as a gas station in 1950, 1955, 1960 and 1965. The site is listed under the following database: EDR US Hist Auto Stat.

- **289 Clinton Avenue:** 289 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1950. The site is listed under the following database: EDR US Hist Cleaners.
  - **291 Clinton Avenue:** 291 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1927. The site is listed under the following database: EDR US Hist Cleaners.
  - **297 Clinton Avenue:** 297 Clinton Avenue is located upgradient of the Site and was listed as a dry cleaner in 1950. The site is listed under the following database: EDR US Hist Cleaners.
  - **96 Lark Street:** 96 Lark Street is located upgradient of the Site and was listed as a dry cleaner in 1930 and 1935. The site is listed under the following database: EDR US Hist Cleaners.
- 98 Lark Street:** 98 Lark Street is located upgradient of the Site and was listed as a gas station in 1971. The site is listed under the following database: EDR US Hist Auto Stat.

Historically, dry cleaners have used tetrachloroethylene (aka perchloroethylene, perc or PCE) and trichloroethylene (aka TCE) as solvents in the dry cleaning process. PCE is toxic at low levels and is classified as a “likely human carcinogen” by the United States Environmental Protection Agency (USEPA). PCE and TCE are potential significant environmental concerns for groundwater, soil contamination and soil vapor intrusion.

The proposed project on the Site is anticipated to require soil excavation during the construction of new residential buildings and demolition of the existing building located at 278 Orange Street.

No additional recognized environmental conditions were noted on any of the adjacent properties during the site reconnaissance. In addition, it should be noted that according to the EDR report, multiple spills and leaking tanks have occurred on adjacent properties, but have all been issued ‘closed dates’ as per the New York State Department of Environmental Conservation (NYSDEC). In addition, there is significant distance between the listed sites and the subject Site and/or are lower in elevation and assumed to be down gradient in groundwater hydrology. Based on a drive-by inspection of adjacent properties it was not possible to determine if these reported spills have impacted the subsurface and/or groundwater on these adjacent properties. Based on this information, the adjacent properties should be considered potential environmental concerns to the Site, but not necessarily recognized environmental concerns as defined by ASTM 1527-13.

## **6.0 RECOMMENDATIONS**

The Phase I ESA has identified eleven (11) recognized environmental conditions (RECs) relative to the Site on adjacent properties. Seed recommends performing a ground intrusive investigation at the Site, including but not limited to testing for PCE and TCE to determine potential impacts, if any, from the historical dry cleaning and auto repair operations. Seed recommends the implementation of a soil management plan to address any contaminated soil, if encountered during construction. Seed recommends conducting radon testing for all new construction residential buildings in USEPA Radon Zone 1 prior to occupancy.

## **7.0 LIMITATIONS**

Seed has prepared this report for the exclusive use of Habitat For Humanity Capital District and its lenders, through counsel. Seed will not be responsible for the use of this report by any other party, or reliance on or any decision to be made based on it without the prior written consent of Seed. Seed accepts no responsibility for damages, if any, by any other party as a result of decisions or actions based on this report.

This report presents an overview of issues of environmental concern, reflecting Seed's best judgement using information reasonably available at the Site at the time of Seed's site reconnaissance. Seed has prepared this report using information understood to be factual and correct and shall not be responsible for conditions arising from information or facts that were concealed or not fully disclosed to Seed at the time of the reconnaissance.

In completing the scope of work, Seed did not conduct any intrusive investigations including sampling, testing or monitoring. Detailed cost estimates associated with environmental issues discussed in this report or activities required to bring the Site into environmental compliance were not required for this report to meet its objectives or agreed upon scope of work.

The environmental professional preparing this report has made a reasonable effort to obtain relevant information regarding RECs in connection with the subject property. Accuracy and completeness of record information varies among information sources, including select interviews or governmental sources. Information provided from radial search reports, interviews, and historic record reviews have not been independently verified unless the environmental professional preparing this report has actual knowledge that certain information is incorrect.

The conclusions presented herein are based solely on the information obtained during the site reconnaissance, the regulatory file review, and available geologic and historical information. This report represents the professional opinions and judgments of Seed, prepared in accordance with commonly practiced environmental assessment procedures by nationally recognized organizations in this field. No other warranties, representations, or certifications are made. Observations identified during the site reconnaissance represent the environmental conditions at that date and time, and may change over time. Any statements pertaining to laws, ordinances, or regulations made within this document are based on their current language. Current conditions or regulatory status should not be assumed to represent future conditions.

The presence of environmental conditions at a property or Site may not always be apparent, and the completion of a Phase I ESA in accordance with ASTM E: 1527-13 does not provide a guarantee that environmental conditions do not exist. No environmental sampling or

3/5/15

Page 30

analytical testing was conducted. Therefore, subsurface concerns would not have been revealed by the services performed at the subject Site.

## **8.0 REFERENCES**

### **8.1 REFERENCES**

Environmental Data Resources, Inc., The EDR Radius Map with Geocheck for Sheridan Phase II, 220 Orange Street, Albany, NY 12210, February 06, 2015.

Environmental Data Resources, Inc., The EDR Historical Topographic Map Report for Sheridan Phase II, 220 Orange Street, Albany, NY 12210, February 06, 2015.

Environmental Data Resources, Inc., EDR-City Directory Abstract for Sheridan Phase II, 220 Orange Street, Albany, NY 12210, February 06, 2015.

New York State Department of Health (NYSDOH), Final NYSDOH CEH BEEI Soil Vapor Intrusion Guidance, October 2006.

United States Environmental Protection Agency (USEPA), Fact Sheet on Perchloroethylene, Also Known As Tetrachloroethylene, February 2012.

### **8.2 MAP, AERIAL PHOTO AND OTHER GEOGRAPHIC REFERENCES**

Environmental Data Resources, Inc., The EDR Aerial Photo Decade Package for Sheridan Phase II, 220 Orange Street, Albany, NY 12210, February 06, 2015.

Environmental Data Resources, Inc., Certified Sanborn® Map Report for Sheridan Phase II, 220 Orange Street, Albany, NY 12210, February 06, 2015.

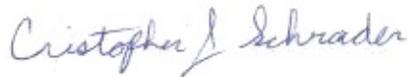
3/5/15

Page 32

## **9.0 QUALIFICATIONS AND ENVIRONMENTAL PROFESSIONAL STATEMENT**

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 40 CFR 312. I have the specific qualifications based upon 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.

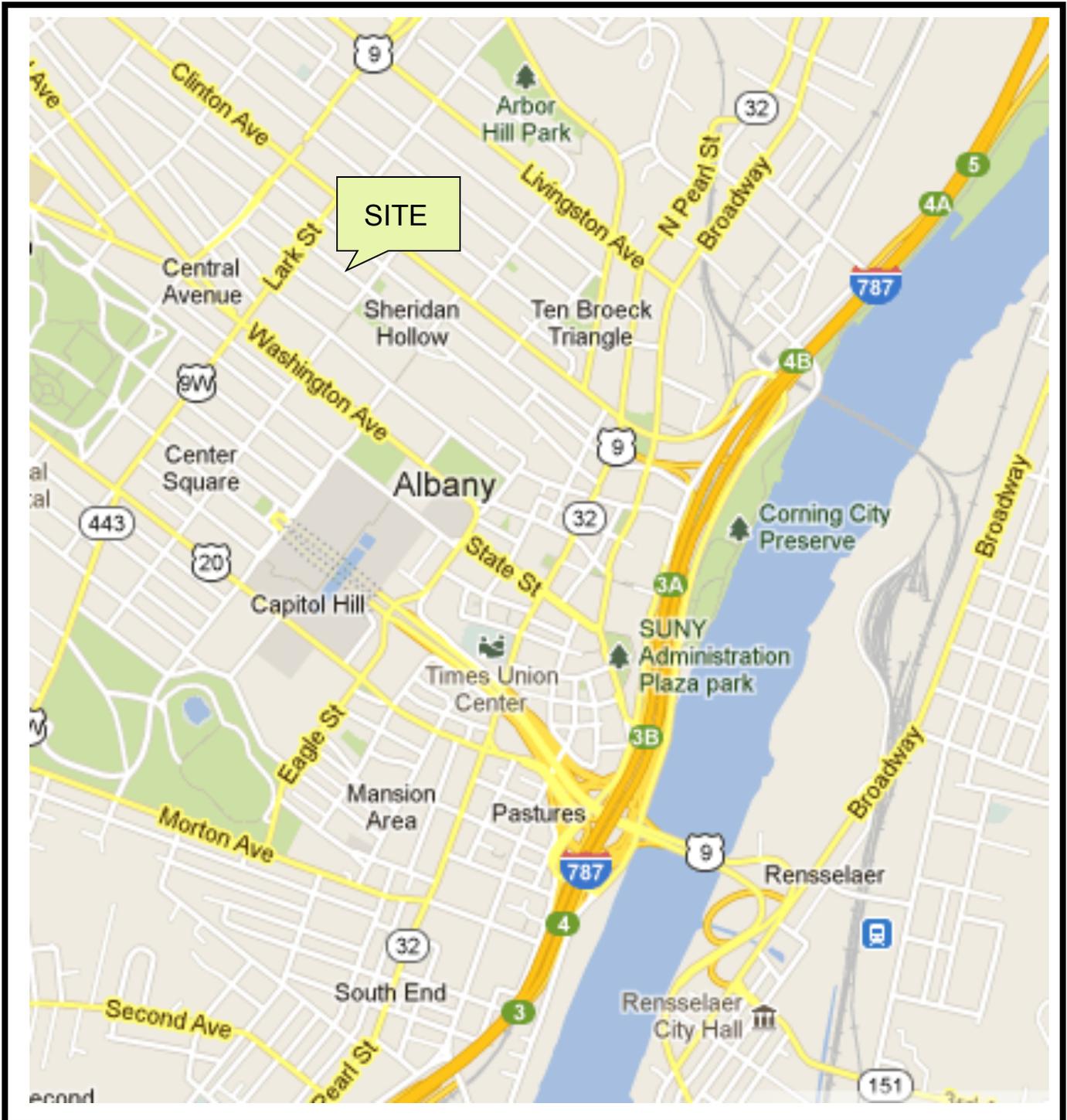
**Prepared by:**

A handwritten signature in blue ink that reads "Christopher J. Schrader". The signature is written in a cursive style.

Cristopher J. Schrader, PE  
Principal Engineer  
Seed Engineering

# **FIGURE 1**

## **SITE LOCATION MAP**



Habitat for Humanity Capital District

**Figure 1 - Site Location Map**  
 Sheridan Hollow  
 Albany, NY 12210

Source: Google<sup>™</sup>, 2011

Drawn: CJS
Date: March 2015
Scale: N/A
Project: EN15-192
Figure: 1