



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.: Suburban New Construction 2015 SHARS #20153082

Responsible Entity: New York State Homes & Community Renewal

Grant Recipient: Urban League of Rochester Economic Development Corp.

State/Local Identifier: M-15-SG-360100

Preparer: CORE Environmental Consultants, Inc.

Certifying Officer Name and Title: Heather Spitzberg, Director
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Consultant (if applicable): CORE Environmental Consultants, Inc.

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NYSHCR

Environmental Review Record

Project Name: Suburban New Construction 2015 SHARS #20153082

Project Location: Monroe County, NY

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Project Location:

The project is located in Monroe County in the Town of Greece. The proposed sites are eight (8) vacant lots located along Lianne Drive, Wendy Lane, and Black Duck Trail. The specific site locations are 54, 66, 80, 81 and 113 Lianne Drive, 73 and 74 Wendy Lane, and 47 Black Duck Trail, shown on Site maps included in **Attachment A**.

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

The proposed project consists of providing down payment/closing cost assistance grants to eight low-income, first-time home buyers to assist in the purchase of newly constructed energy efficient suburban homes. Urban League of Rochester Economic Development Corp. (ULREDC) will assist home buyers with selecting the appropriate lot and model with options, preparing all program documents including the purchase offer, purchasing the lot and contracting with the builder, overseeing and monitoring construction, providing mortgage assistance to the home buyer, reviewing the mortgage commitment, and loan closing. ULREDC will oversee construction using a licensed architect to ensure the house is built to code. Upon completion, ULREDC sells the house to the home buyer.

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

The ULREDC project aims to develop a mixed-income neighborhood, with HOME funds being used for homebuyers at or below 80 percent of area median income (AMI). These funds will be used to purchase newly constructed, energy efficient, single-family homes in the suburbs. Eight homes will be constructed during this program over the course of two years. The homes will be constructed with energy-saving practices and materials in mind, and as such will be less of an impact on the surrounding area.

A market study of the primary market area for the program (Town of Greece, New York) indicated that there were over 78 households in the primary market and 72 in the secondary market that would be available for the program. The study indicated that the band of income eligibility was relatively narrow and that credit/mortgage eligibility was an issue. This program assists those who are income- and credit-eligible purchase new homes. In addition, the program also supplies homebuyers with instant equity in the homes. **(Source: 1)**

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

The project area is currently a set of scattered undeveloped vacant plots within a mostly developed subdivision in the Town of Greece. The subject property is located in the northwest section of the Town of Greece. It is located off the west side of Creek House Drive and is accessible via an infrastructure roadway known as Lianne Drive. This is a desirable residential district as demonstrated by the significant number of single-family subdivisions and multifamily developments located within proximity. The Creek House apartments are to the south and they are an affordable housing development with 240 apartments. In addition, there are other multifamily residential subdivisions that are a mix of both family and senior citizens developments. The area west of the project site is mostly vacant unimproved land while the development build up is concentrated mostly to the south and the east.

Ridge Road West is a major artery providing access to the City of Rochester and the eastern suburban districts. Ridge Road also provides commercial conveniences and necessities, community services and highway linkages. There is a significant amount of commercial activity within close proximity to the project area which will service the immediate needs of the residents.

Funding Information

Grant Number	HUD Program	Funding Amount
M-15-SG-360100	HOME	\$480,000

Estimated Total HUD Funded Amount:
 \$480,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:
 \$1,425,600

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.

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
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 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 Greater Rochester International Airport, approximately 7 miles southeast of the proposed project areas. No additional action is needed. The HUD worksheet is included as Attachment B . Source: 2
Coastal Barrier Resources 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 the Town of Greece, New York. No coastal barrier resources occur within the project area according to John H. Chafee Coastal Barrier Resource System map and HUD worksheet are included as Attachment C . Source: 3
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Based on FEMA/FIRM map panel 36055C0176G, effective August 28, 2008, the proposed project area is not located within a Special Flood Hazard Area. The FEMA map panel and HUD worksheet are

USC 5154a]		included as Attachment D . Proof of National Flood Insurance Program (NFIP) insurance is not required. See attached map panel for reference. Source: 4
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project site is located in Monroe County, which is classified as an attainment area. This includes 8-hour Ozone, PM-2.5 (Particulate Matter), Sulfur Dioxide, Lead, Carbon Monoxide, and Nitrogen Dioxide. 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 United States Environmental Protection Agency's (USEPA) Reciprocating Internal Combustion Engines (RICE) requirements do not apply to this project. The new construction would employ best management practices (BMPs) to control dust and emissions, and it would not substantively affect the New York 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. The HUD worksheet and attainment area map are included as Attachment E . Source: 5
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The New York State Coastal Atlas has been consulted and the proposed project area is not located within a designated coastal zone. The Atlas and the HUD worksheet are included as Attachment F . Source: 6
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A qualified environmental professional, as per ASTM E1527-13, used current techniques to conduct a Phase I Environmental Site Assessment (ESA),

		<p>annexed hereto as Attachment G. The Phase I ESA, performed by Labella Associates, D.P.C and dated July 19, 2016, did not identify any Recognized Environmental Concerns (RECs) in the project area. One Inactive Hazardous Waste Disposal Facility was identified approximately 3,800 feet to the west of the Site; however, LaBella determined that the location did not represent a REC to the project sites based on apparent flow of groundwater away from the sites and the distance of the Facility from the project area.</p> <p>Radon According to the New York- EPA Map of Radon Zones these project sites are located in an area with a moderate potential for radon levels to exceed the EPA action level for residential construction annexed hereto as Attachment I. A passive soil depressurization system must be incorporated into the building designs in accordance with <i>ASTM 1465-08a Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings</i>. Radon testing must be conducted when the construction is complete. 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 USEPA action level, an active fan, complete with alarm system, will be installed and 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. A letter from ULREDC stating that Radon compliance will be met is included in Attachment J.</p> <p>Asbestos The project sites have not been previously</p>
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		<p>improved, and prior to development, the project area was forested. As such, there is no possible asbestos that could cause harm during or after the construction of the houses.</p> <p>Lead-Based Paint The project sites have not been previously improved, and prior to development, the project area was forested. As such, there is no possible lead-based paint that could cause harm during or after the construction of the houses.</p> <p>Mold The project entails new construction without rehabilitation. The building materials or areas of the newly constructed building may become contaminated with mold if not properly protected from the elements or water infiltration. In the event that this occurs, contributing conditions shall be corrected and all affected material shall be fully abated/removed. Pervasive mold conditions, preexisting or new, shall be remediated in compliance with Article 32 of the New York State Department of Labor (NYSDOL) mold program regulations.</p> <p>The HUD worksheet is included as Attachment H.</p> <p>Sources: 7</p>
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>One endangered species, the Northern Long-eared Bat (NLEB), was identified in the project area. HCR has determined there will be No Effect on the NLEB. There are no trees on the project sites; therefore the project does not involve removal of any potential roosting or hibernating sites, nor will it impact migratory birds. The project, therefore, will not damage or destroy rare, threatened, or endangered species. The New York State Natural Heritage Program (NYSNHP) did not have any records of rare or state-listed animals or plants, or significant communities at, or in the vicinity</p>

		of, the Site. The USFWS report, correspondence from NYSNHP, NYSDEC map, and HUD worksheet are included as Attachment K . Sources: 8, 9, 10
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	An Explosive and Flammable Hazard Survey was conducted on July 14, 2016 in accordance with HUD guidance and the report is included with the Phase I ESA (Labella, 2016) in Attachment G . Approximately 16 facilities within 1 mile of the project Site have current/planned Aboveground Storage Containers (ASTs). All of the facilities meet or exceed the Acceptable Separation Distance (ASD) requirements put forth by the HUD guidelines. The HUD worksheet is included as Attachment L .
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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. The project occurs in a developed urban area. Per 7 CFR Part 658.2 – land with a density of 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 existing urban development. The HUD worksheet is included as Attachment M . Source: 2
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Based on FEMA/FIRM map panel 36055C0176G, effective August 28, 2008, the proposed project area is not located within a Special Flood Hazard Area. Proof of National Flood Insurance Program (NFIP) insurance is not required. Thus, No further action is required for compliance with this part. The FEMA map panel and HUD worksheet are included as Attachment N . Source: 4
Historic Preservation National Historic Preservation	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The construction of eight new homes as part of the Suburban New Construction program

<p>Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>		<p>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), dated July 22, 2016, indicate that “no historic properties will be affected” by construction on the project sites. The determination letters and HUD worksheet are included in Attachment O.</p> <p>A review was requested from three Tribal Historic Preservation Offices (THPO) - the Seneca Nation of Indians, the Seneca-Cayuga Nation, and the Tonawanda Band of Seneca. The Seneca Nation of Indians responded with a no effect response. Thirty (30) days have passed without comment from the remaining two THPO officers, so the consultation period is considered closed. Correspondence is located in Attachment O.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The program area is not within 1,000 feet of a roadway carrying more than 10,000 vehicles per day or 3,000 feet of an active railroad. Rochester Airport is located approximately 7.5 miles from the construction sites, outside of the noise contours for the Rochester airport. A map showing distance between the closest project Site and nearest roadway carrying more than 10,000 vehicles per day (North Greece Road) and the HUD worksheet are included as Attachment P.</p> <p>The proposed construction activities would cause temporary and short term increases in noise levels between the hours of 7:30 AM to 4:30 PM.</p> <p>Source: 2</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project sites are not located within the surficial bounds of a sole source aquifer (SSA) per USEPA map of New York SSAs that is included with the HUD worksheet as Attachment Q.</p> <p>Source: 11</p>

<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the NYSDEC Environmental Resource Mapper, there are no New York State wetlands affected. Wetland maps are included along with the HUD worksheet as Attachment R. According to the US Fish & Wildlife National Wetlands Inventory, there are no Federal wetlands affected. A wetland evaluation performed by LaBella (November 2016) did not identify any regulated wetlands or streams within any of the eight building lots. All lots were determined to be uplands. The Wetland Evaluation Letter is included in Attachment R. No further wetland investigation is necessary.</p> <p>Source: 10, 12</p>
<p>Wild and Scenic Rivers 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 within the designated control area of a federal (0.25 mile from river) Wild, Scenic or Recreational River, study river or any rivers listed on the Nationwide Rivers Inventory list.</p> <p>There are not any rivers on or immediately adjacent to the property. The nearest river is the Genesee River and it is located approximately five miles from the property. No Effect to Wild, Scenic or Recreational Rivers will occur. The HUD worksheet is included as Attachment S.</p> <p>Source: 13</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project sites are not located in a potential Environmental Justice Area according to NYSDEC maps included in Attachment T.</p> <p>Source: 14</p>

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
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>According to the Town of Greece Community Master Plan & Generic Environmental Impact Statement, the Housing goal of the Town is to “provide a full range of housing opportunities to meet the variety of housing needs that exist in the town,” including providing for more housing options for senior citizens, empty-nesters, startup families, and limited income households.</p> <p>The proposed project reflects these goals by providing first-time home buyers with total household incomes at or below 80 percent of the area median income, with the opportunity to purchase newly-constructed, energy efficient homes. In addition, many of the program participants are minorities.</p> <p>The proposed project parcels/sites are zoned “R1-E” – Single Family Existing. The proposed action to build single family homes on these parcels is consistent with the current zoning.</p> <p>Sources: 15, 16</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>The project sites are on soils previously disturbed by development and are located in a suburban setting. The soils immediately surrounding the construction sites currently support similar structures; therefore, it is assumed the current soils would be suitable for new home construction. Soil maps from the Natural Resource Conservation Service are provided in Attachment U.</p> <p>Necessary grading will be performed to comply with the grading plans for the subdivisions and with New York State building codes. Swales will be installed between each lot to ensure that drainage works as designed. Soil removed for grading purposes, swale installation, and basement excavations will need to be removed from the construction</p>

		<p>sites. The soil will be transported off Site and disposed of in a legally compliant manner.</p> <p>The project includes development of individual lots connected to the street and to drainage systems of the Town of Greece.</p> <p>Additionally, measures consistent with the NYS Department of Environmental Conservation “General Permit for Storm Water Discharges From Construction Activity” will be implemented to prevent the siltation of water courses downstream of the project.</p> <p>Source: 17</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>2</p>	<p>The Suburban New Construction project sites were evaluated for any previous known history of hazardous materials storage or releases via a Phase I ESA, completed by LaBella Associates, a qualified environmental professional as defined by ASTM E1527-13.</p> <p>The Phase I ESA (Labella, 2016) did not identify any recognized environmental conditions (RECs) related to the eight construction sites. One Inactive Hazardous Waste Disposal Facility was identified approximately 3,800 feet to the west of the Site; however, LaBella determined that the location did not represent a REC to the project sites based on apparent flow of groundwater away from the sites and the distance of the Facility from the project area. The Phase I ESA is provided in Attachment G.</p> <p>An Explosive and Flammable Hazards Survey was completed in compliance with HUD guidelines. LaBella identified 16 facilities within one mile of the project site that currently have, or have planned, stationary above ground containers. The acceptable separation distance (ASD) for both people and buildings was calculated for each facility, and all locations were determined to be within an acceptable distance away from the project location. There are no explosive or thermal hazards located on, or in the immediate vicinity of, the eight construction sites. The Explosive and Flammable Hazards Survey is included as part of the Phase I ESA located in Attachment G.</p> <p>The program area is not within 1,000 feet of a roadway carrying more than 10,000 vehicles per day or 3,000 feet of an active railroad. Rochester Airport is located approximately 7.5 miles from the construction sites. A map showing distance between the closest project Site and</p>

		<p>nearest roadway carrying more than 10,000 vehicles per day (North Greece Road) is included as Attachment P.</p> <p>Source: 2, 18</p>
Energy Consumption	3	<p>The new homes will be designed in accordance with local and State codes, and incorporate a number of green building practices, including energy star lighting and appliances and water conserving fixtures. The homes will include energy-efficient features intended to reduce energy consumption, such as insulation, vinyl high performance, low E glass with argon gas, and efficiency rated furnaces and energy-saving water heaters.</p> <p>This project is located in an urban area and will connect to existing energy infrastructure for its needs. All utility connections will be in accordance with State and local building codes.</p> <p>The project is located in proximity to a number of services and public transportation, resulting in reduced transportation needs.</p> <p>Overall, the addition of eight new homes will result in increased energy demand; however energy efficient homes will mitigate that demand where possible.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<p>According to the U.S. Census Bureau, the population in the Town of Greece was estimated to be 96,796 persons in 2015 (actual population in 2010 was 96,095 persons). Data for the year 2012 shows that there 6,156 firms in the Town of Greece</p> <p>The Suburban New Construction program would not significantly alter employment and income patterns for the area. The project will not cause a reduction in jobs, but would provide temporary employment for those associated with the construction of each home.</p> <p>The housing provided by this project is in an area with easy access to main roads in Greece, allowing easy travel to jobs within Greece, Rochester, and other surrounding areas.</p> <p>Source: 19</p>
Demographic Character Changes,	2	<p>The project proposes to construct eight new affordable housing units as part of the Creek House Village</p>

Displacement	<p>Subdivision in the Town of Greece, New York. The homes will be constructed on vacant, approved building lots in an existing neighborhood. All eight units will be made available to home buyers with 80 percent or less of the AMI.</p> <p>The proposed project will not displace any current residents. The homes will be constructed on currently vacant building lots. The homes will be constructed in the existing Creek House Village Subdivision. The project will not concentrate and/or isolate low-income or disadvantaged people.</p> <p>Per the US Census Bureau, the median household income for the Town of Greece, New York for the years 2010 through 2014 was \$55,390 and approximately 9 percent of residents lived below the poverty level.</p> <p>Sources: 19, 20</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>The Greece Central School District serves approximately 18,000 students in 17 public schools, including 11 elementary schools, 2 middle schools, 3 high schools, and 1 combined middle/high school. There are multiple private schools in the Town of Greece, as well. The Town of Greece contains at least one institution of higher education, Bryant & Stratton College.</p> <p>The Greece Public Library has two branch locations immediately accessible to Greece residents. The closest branch is located approximately 5 miles from the proposed construction sites.</p> <p>The average number of persons per household between 2010 and 2014 was 2.41 persons. The addition of eight homes would increase the population of the Creek House Village Subdivision by approximately 19 persons. Approximately 24 percent of the population of the Town of Greece is under 18 years old; therefore this project may add approximately five school-aged children to the area. The addition of these children to the area is unlikely to exceed the capacity of local school facilities.</p> <p>Sources: 19, 21, 22</p>
Commercial Facilities	2	Based on review of Google Maps there are commercial facilities within less than one-half mile of the proposed

		<p>construction sites. Facilities include restaurants, car dealers, and clothing and food retailers. 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 would patronize local commercial facilities, supporting those businesses.</p> <p>Sources: 2</p>
<p>Health Care and Social Services</p>	<p>2</p>	<p>The Highland Hospital of Rochester is located approximately 3 miles from the Creek Housing Village construction sites. An additional emergency care center is located approximately 4 miles away, and Rochester’s Strong Memorial Hospital is approximately 12 miles from the building sites. The number of potential residents associated with the construction of eight new single family homes will not significantly increase the demand on the health care systems within or immediately around the Town of Greece.</p> <p>Social services are provided by local taxes, the county, and state and federal agencies. The Town of Greece operates a Community & Senior Center within the Town. The Monroe County Department of Human Services provides various forms of assistance to residents of Monroe County such as protective, preventative, social, and financial services.</p> <p>Sources: 2, 23, 24</p>
<p>Solid Waste Disposal / Recycling</p>	<p>2</p>	<p>Construction debris in the form of extra materials and material packaging may be generated during construction of the new homes. These wastes will be disposed of appropriately.</p> <p>The program includes the construction of eight new homes in the Creek House Village Subdivision, increasing the number of households in the area.</p> <p>The Suburban New Construction Project is located in an area currently serviced by solid waste collection agencies. The Town of Greece requires that at least two agencies be available for solid waste and recyclable collection. Private haulers subscribe directly with residents and commercial entities for the waste and recycling program. The addition of eight new homes in the Creek House Village Subdivision is not anticipated to negatively affect sanitation services as refuse pickup is provided by a private hauler, nor is it likely</p>

		<p>to exceed capacity.</p> <p>In addition, the Town of Greece owns a transfer station where its residents can drop-off bulk metal items, brush, branches, trees and stumps, asphalt, concrete and clean soil.</p> <p>Source: 25, 26, 27</p>
<p>Waste Water / Sanitary Sewers</p>	<p>2</p>	<p>The proposed construction sites are serviced by the Town of Greece sanitary and storm sewer systems. Each construction site will be connected to the existing Town sewer infrastructure. All work will be performed in compliance with Town of Greece code.</p> <p>The addition of eight homes is not likely to exceed existing capacity. The storm sewers are already in place throughout the project development area, and Town of Greece sanitary sewers drain to Monroe County Department of Environmental Services (DES)-operated treatment centers. The northwest quadrant (including the Town of Greece) plant currently handles an average of approximately 14 million gallons per day (mgd) of residential wastewater, but is permitted to process up to 22 mgd. Monroe County DES also maintains an extensive overflow prevention catch and store system which stores wastewater until such time it can be treated.</p> <p>Source: 28</p>
<p>Water Supply</p>	<p>2</p>	<p>The water supply is a public water supply provided by the Monroe County Water Authority (MCWA). The project sites will connect to existing water supply infrastructure in accordance with appropriate building codes. Upon completion, the addition of eight new homes would increase demand on the County's water supply services versus the currently vacant properties.</p> <p>In 2015, the average MCWA system use was approximately 56.3 mgd. The increased water demand caused by eight newly constructed single-family homes would not adversely affect water supply management or cause excessive demand on the system. The MCWA's primary water source is Lake Ontario, which contains sufficient water to cover increased demand.</p> <p>As reported by the USEPA, the average American family of four uses approximately 400 gallons of water per day on indoor uses. Assuming this equals approximately 100 gallons per person per day and with an estimated increase</p>

		<p>of 19 persons, there would be an increase in water demand for 1,900 gallons per day due to this proposed project.</p> <p>Sources: 29, 30</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>Police, fire, and emergency services are provided by both the Town of Greece and the City of Rochester. There are three (3) police stations within five miles of the project site. There are also three (3) fire stations within five miles of the project site, the closest being two miles away. Emergency medical services are provided by the fire department.</p> <p>The proposed project will result in an increase of approximately 19 residents relative to the current conditions. The increase in population would not significantly impact the demand for emergency services.</p> <p>Source: 2, 31</p>
Parks, Open Space and Recreation	2	<p>Parks and recreation facilities are managed by the Town of Greece Department of Recreation. A review of area maps shows that there are several parks located within three miles of the project site. The largest nearby park, Greece Canal Park, is located approximately one and one-half (1.5) miles from the project site and includes a dog park, athletic facilities, playgrounds, and camping areas.</p> <p>The proposed project will not 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>Source: 2, 24</p>
Transportation and Accessibility	2	<p>The project location is in a moderately dense urban area, located in a housing development close to a major thoroughfare in the Town of Greece. The Regional Transit Service (RTS) serves eight counties, including Monroe. RTS provides local and regional bussing and RTS bus stops are located within 0.25 miles of the project area. 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.</p> <p>Source: 32</p>

Environmental	Impact	
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Assessment Factor	Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>There are no unique or natural features on or adjacent to any of the proposed construction sites. Each of the construction sites is located in approved building lots within an existing residential development. The project sites are located approximately 1,000 feet from Larkin Creek.</p> <p>The land for the proposed project sites is urban land and is not consistent with 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 construction of eight new single-family homes will result in an increase of impervious surfaces in the subdivision relative to current conditions. The projects will comply with State and local building codes.</p> <p>Source: 10</p>
Vegetation, Wildlife	3	<p>The proposed project will not introduce nuisance or non-indigenous species of vegetation. Moreover, the proposed project will involve the building of new single-family homes on vacant lots within a moderately dense urban area.</p> <p>One endangered species, the Northern Long-eared Bat, was identified in the project area; however, no critical habitats were identified within the area of construction based on a report from the USFWS and the NYSDEC Environmental Resource Mapper. There are no trees on the project sites; therefore the project does not involve removal of any potential roosting or hibernating sites. The project, therefore, will not damage or destroy rare, threatened, or endangered species.</p> <p>The New York State Natural Heritage Program (NYSNHP) did not have any records of rare or state-listed animals or plants, or significant communities at, or in the vicinity of, the Site.</p> <p>The USFWS report, correspondence from NYSNHP, and NYSDEC map are included as Attachment K.</p> <p>A statement from the landscape contractor for the project indicated that no invasive species listed in 6 NYCRR 575.3 and 575.4 will be used is included as Attachment V.</p>

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		Source: 8, 9, 10
Other Factors	2	There are no other factors identified or evaluated for the proposed project.

Additional Studies Performed:

Phase I ESA (July 2016): LaBella Associates

Thermal & Explosive Survey (July 2016): LaBella Associates

Wetlands Evaluation (November 2016): LaBella Associates

Field Inspection (Date and completed by):

July 14, 2016 by LaBella Associates

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

1. GAR Associates LLC (GAR), *Market Study, Affordable Home Ownership Funding Program, Monroe County, New York*. October 14, 2015.
2. "Wendy Lane, Greece, NY" 42°13'16.25" North and 77°44'22.80" West. Google Earth. July 20, 2016.
3. United State Fish and Wildlife Service, Coastal Barrier Resources System Mapper. Internet Website: <https://www.fws.gov/ecological-services/habitat-conservation/cbra/maps/mapper.html>
4. United States Federal Emergency Management Agency. Current FEMA issued Flood Maps. Internet Website: <https://msc.fema.gov/portal/search?AddressQuery=wendy%20lane%2C%20greece%2C%20ny#searchresultsanchor>
5. United States Environmental Protection Agency. Green Book Nonattainment Areas. Internet Website: <https://www3.epa.gov/airquality/greenbook/hindex.html>
6. New York State Department of State, Office of Planning and Development. NYS Coastal Boundary Map. Internet Website: http://appext20.dos.ny.gov/coastal_map_public/map.aspx
7. United States Environmental Protection Agency USEPA Map of Radon Zones, New York. Internet Website: <http://www.epa.gov/radon/zonemap.html>
8. New York State Department of Environmental Conservation New York Natural Heritage Program. Internet Website: <http://www.dec.ny.gov/animals/29338.html>
9. United States Fish and Wildlife Service Endangered Species. Internet Website: <https://www.fws.gov/endangered/>
10. New York State Department of Environmental Conservation Environmental Resource Mapper. Internet Website: <http://www.dec.ny.gov/animals/38801.html>
11. United States Environmental Protection Agency. Sole Source Aquifers in New York. Internet Website: <https://www.epa.gov/dwssa>

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12. United States Fish and Wildlife Service National Wetlands Inventory. Internet Website: <https://www.fws.gov/wetlands/>
13. National Wild and Scenic Rivers System. Internet Website: <https://www.rivers.gov/study.php>
14. New York State Department of Environmental Conservation, Potential Environmental Justice Areas in Monroe County, New York. Internet Website: http://www.dec.ny.gov/docs/permits_ej_operations_pdf/monroeej.pdf
15. Clough, Harbour & Associates, LLP. *2001 Community Master Plan & Generic Environmental Impact Statement*. 2001. Internet Website: http://greeceny.gov/files/Planning_/Development_Services/Master_Plan_Complete.pdf
16. Town of Greece, NY Town Code, Chapter 211: Zoning. Internet Website: <http://ecode360.com/10840054>
17. United States Department of Agriculture. Natural Resources Conservation Service. Internet Website: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
18. LaBella Associates, D.P.C., *Phase I Environmental Site Assessment. 47 Black Duck Trail, 73 and 74 Wendy Lane, and 54, 66, 80, 81 and 113 Lianne Drive, Greece. New York 13021*. July 19, 2016.
19. United States Census Bureau. Greece town, Monroe County, New York. Internet Website: http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml
20. NYS HOME Local Program Administrative Plan Homebuyer Assistance, Suburban New Construction 2015.
21. Greece Public Library, Location and Hours. Internet Website: <http://www.greecepubliclibrary.org/contact>
22. Greece Central School District, Our Schools. Internet Website: <http://www.greececsd.org/district.cfm?subpage=51423>
23. Monroe County Human Services. Internet Website: <http://www2.monroecounty.gov/hs-index.php>
24. The Town of Greece Community/Senior Center & Parks. Internet Website: <http://greeceny.gov/departments/cscparks>
25. Monroe County Department of Environmental Services, Solid Waste. Internet Website: <http://www2.monroecounty.gov/des-solidwaste.php>
26. Barton and Loguidice, Monroe County, New York, Department of Environmental Services. *Final Local Solid Waste Management Plan*. July 2015. Internet Website: <http://www.bartonandloguidice.com/MonroeCountyLocalSolidWasteManagementPlan/tabid/672/Default.aspx>
27. Town of Greece, NY Town Code, Chapter 174: Solid Waste Management. Internet Website: <http://ecode360.com/10839541>

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28. Monroe County Department of Environmental Services, *Wastewater: Collection and Treatment by Monroe County-Operated Facilities*. Internet Website: <http://www2.monroecounty.gov/files/DES/Wastewater%20-%20Collection%20and%20Treatment%20by%20Monroe%20County-Operated%20FacilitiesC.pdf>
29. Monroe County Water Authority, *2015 Annual Water Quality Report*. Internet Website: http://www.mcwa.com/Portals/0/PDF/2015_AWQR_MCWA.pdf
30. United States Environmental Protection Agency. *Indoor Water Use in the United States*. Internet Website: <https://www3.epa.gov/watersense/pubs/indoor.html>
31. Town of Greece, New York Police Department. Internet Website: <http://www.greecepolicy.org/>
32. Regional Transit Service Maps and Schedules, Monroe County. Internet Website: <http://www.myrts.com/Maps-Schedules/RTS-Monroe/Schedule-pdfs>

List of Permits Obtained:

No permits were obtained as part of this environmental assessment.

Public Outreach [24 CFR 50.23 & 58.43]:

On December 14, 2016, a combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds will be published in the City 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

All comments received by December 29, 2016, will be considered by HTFC prior to authorizing submission of a Request for Release of Funds.

Cumulative Impact Analysis [24 CFR 58.32]:

Because this project involves construction of eight new single family homes on separate parcels within the Creek House Village Subdivision, it is considered as an aggregate. The project will have positive impacts on the neighborhood socioeconomically by promoting mixed-income neighborhood development. The construction of eight new homes will result in a higher tax base for the Town of Greece and allow minorities and low-income, first-time homebuyers to purchase new homes in the suburbs. There are no adverse cumulative impacts identified for this project on natural resources, socioeconomic conditions, cultural/ historic, or quality of life for residents of this neighborhood.

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

The Suburban New Construction 2015 program is a cooperative partnership between the Urban League of Rochester, Forest Creek Equity Corporation, and Faber Construction Company, Inc. The goal of the program is to provide low-income families the opportunity to purchase newly-constructed, single-family homes in the Town of Greece, New York.

An alternative would be to focus resources into construction of single-family homes in a different neighborhood, however, given the immediate availability of pre-approved building lots in the Creek House Village Subdivision, this alternative is not considered reasonable. The Creek House Village Subdivision is located in close proximity to commercial facilities which may employ residents, as well as to public transportation allowing improved access to those jobs.

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

The No Action Alternative would mean that funds would not be provided for the construction of eight new single-family low-income homes, which are targeted at first-time homebuyers. This will allow low-income families to purchase newly-constructed, energy-efficient suburban homes. The no action alternative would mean that those housing lots would remain vacant, negatively impacting both the housing value of surrounding homes, and the beauty of the community. 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. Therefore, the "no action" alternative is not considered a feasible alternative.

Summary of Findings and Conclusions:

The project would be an appropriate development of the project sites and is consistent with the existing subdivision, and will result in a positive addition by providing low-income families access to single-family homes in the suburbs. The addition of these homes further supports the Town of Greece Master Plan to provide a full range of housing opportunities to meet the variety of housing needs that exist in the town, including providing for more housing options for senior citizens, empty-nesters, startup families, and limited income households. The proposed project will not significantly affect the character, features, or resources of the project area. In some cases, the proposed project will result in potential benefits by providing 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 the National Environmental Policy Act (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.

<p>Air Quality</p>	<p>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.</p>
<p>Mold</p>	<p>The project entails new construction without rehabilitation. The building materials or areas of the newly constructed building may become contaminated with mold if not properly protected from the elements or water infiltration. In the event that this occurs, contributing conditions shall be corrected and all affected material shall be fully abated/removed. Pervasive mold conditions, preexisting or new, shall be remediated in compliance with Article 32 of the NYSDOL mold program regulations.</p>
<p>Radon</p>	<p>These project sites are located in an area with a moderate 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 1465-08a 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. 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 USEPA action level, an active fan, complete with alarm system, will be installed and 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 retested. A letter from ULREDC stating that Radon compliance will be met is included in Attachment J.</p>

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]

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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: 12/5/2016

Name/Title/Organization: Alyssa Cruikshank
Qualified Environmental Professional
CORE Environmental Consultants, Inc.

Certifying Officer Signature:  Date: 12/5/16

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).

List of Attachments

Attachment A Site Maps

Attachment B Airport Hazards worksheet, Airport Map

Attachment C CBR HUD worksheet, CBRA Map

Attachment D Flood Insurance HUD worksheet, FEMA Panel 36055C0176G

Attachment E Air Quality HUD worksheet, Attainment Area Map

Attachment F Coastal Zone Management Act HUD worksheet, NYS Coastal Boundary Map

Attachment G LaBella Phase I ESA

Attachment H Contamination and Toxic Substances HUD worksheet

Attachment I Radon Map

Attachment J ULREDC Radon Compliance Statement

Attachment K Endangered Species Act HUD worksheet, USFWS, NYSNHP Documentation

Attachment L Explosive and Flammable Hazards HUD worksheet

Attachment M Farmlands Protection worksheet, Farmlands Maps

Attachment N Floodplain Management HUD worksheet, FEMA Panel 36055C0176G

Attachment O Historic Preservation HUD worksheet, SHPO/THPO Documentation

Attachment P Noise HUD worksheet, Map – Distance to North Greece Road

Attachment Q Sole Source Aquifers HUD worksheet, NYS Sole Source Aquifer Map

Attachment R Wetlands HUD worksheet, Wetlands Maps, Wetland Evaluation Letter

Attachment S Wild and Scenic Rivers HUD worksheet, Wild and Scenic Rivers Map

Attachment T Environmental Justice HUD worksheet, NYSDEC Environmental Justice Area Maps

Attachment U NRCS Soil Map

Attachment V Invasive Species Statement