

## **Finding of No Significant Impact**

To: All interested Agencies, Groups and Individuals

Date: May 11, 2011

The City of New York - Department of Housing Preservation & Development (HPD) intends to undertake several new construction projects funded through the United States Department of Housing and Urban Development's (HUD) HOME Investment Partnerships Program (HOME Program). The projects are described at the bottom of this notice.

HPD has determined that the environmental review record for the projects identified below complies with the requirements of 24 CFR Part 58 of HUD Environmental Review regulations. Written notice providing environmental clearance will be required prior to the removal of the limitation on commitment of federal funding in accordance with the regulations found at 24 CFR 58.22.

The HOME Program in New York City is administered by HPD. An environmental review record was established for each new construction project and is maintained on file at HPD's Office of Development - Division of Environmental Planning & Implementation, located at 100 Gold Street, New York, New York 10038. A project's environmental assessment (EA) may be obtained from HPD. Requests for project-specific EAs may be sent to [nepa\\_env@hpd.nyc.gov](mailto:nepa_env@hpd.nyc.gov).

It has been determined that the projects described below would not constitute actions significantly affecting the quality of the environment and, accordingly HPD has decided not to prepare Environmental Impact Statements (EIS) under the National Environmental Policy Act of 1969. The reasons for the decision not to prepare EISs are as follows:

1. There are no significant adverse physical impacts, either direct or indirect, associated with the projects.
2. There are no significant adverse social impacts, either direct or indirect, associated with the projects.
3. There are no significant adverse economic impacts, either direct or indirect, associated with the projects.



The City of New York has certified to HUD in its Request for Release of Funds that the City and HPD's Commissioner, in his official capacity as certifying officer for HOME Program funds, consents to accept jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making and action, and that these responsibilities have been satisfied. HPD has certified that site specific environmental reviews for the projects described below have been completed. The environmental reviews for the projects were conducted prior to any obligation of funds.

Comments or objections to the obligation of HOME Program funds to any of the projects identified below must be submitted to HPD no later than 18 days from the date of this notice. Comments should be submitted electronically to [nepa\\_env@hpd.nyc.gov](mailto:nepa_env@hpd.nyc.gov). No comments or objections received after this date will be considered by HPD.

**Clinton Commons – 543-541 W. 52nd Street (Manhattan)**

The project involves the new construction of a 12-story, 96-unit cooperative residential building in the Hell's Kitchen neighborhood of Manhattan. Of the 96 units, 15 units would be affordable to households earning up to 80% of AMI, 29 units would be affordable to households earning up to 130% AMI, 20 units would be affordable to households earning up to 165% AMI and 31 units would be affordable to households earning up to 195% AMI. In addition, the project would include accessory recreation space and an apartment reserved for a building superintendant. The project would be developed through HPD's Multifamily Homeownership Program.

**Courtlandt Crescent - 383 E. 162nd Street (Bronx)**

The project involves of the new construction of a 7- to 10-story building containing 216 units of affordable housing in the Melrose section of the Bronx. Of the 217 units, 44 units would be rented to households earning up to 40% of AMI, 172 units would be rented to households earning up to 60% of AMI. In addition to housing, the building would include approximately 10,213 square feet of community facility space for a daycare facility, ancillary recreation space for building residents, 28 below-grade accessory parking spaces (accessed via a curb cut along Courtlandt Avenue) and an apartment for the building superintendant. The project would be developed through HPD's Low-Income Rental Program.

**Markham Gardens Senior Housing – 1440 Richmond Terrace (Staten Island)**

This project involves the new construction of a 5-story building containing a total of 80 units of affordable housing for seniors. The project site is located in the West Brighton neighborhood of Staten Island. In addition to senior housing, the project would include recreational space for residents and approximately 28 accessory parking spaces, which would be accessed via two curb cuts: one on Richmond Terrace and another on North Burgher Avenue. Of the 80 units, one unit would be reserved for the building superintendent and the remaining 79 units would be rented to individuals earning up to 50% of AMI. The project would be developed through HUD's Section 202 Senior Housing Program.



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