

COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT, INTENT TO
REQUEST RELEASE OF FUNDS, AND SECTION 106 NATIONAL HISTORIC
PRESERVATION ACT DETERMINATION

July 1, 2024

New York State Homes & Community Renewal
New York State Housing Trust Fund Corporation
38-40 State Street
Albany, New York 12207
(518) 474-0755

This Notice shall satisfy the above-cited separate but related procedural notification requirements.

REQUEST FOR RELEASE OF FUNDS

On or about **July 17, 2024**, the New York State Homes & Community Renewal, through the New York State Housing Trust Fund Corporation (HTFC), will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of \$2,340,923 in HOME funds under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA) of 1990, in accordance with section 288 (42 U.S.C. 12838), to authorize RUPCO to undertake a project known as Cold Spring for purposes of the new construction of three 2-story buildings with a total of 56 affordable housing residential units on a 5-acre site at 55 Spruce Street in the Village of Tannersville, Greene County, with an estimated total project cost of \$28,563,130.

FINDING OF NO SIGNIFICANT IMPACT

HCR has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) which can be obtained by emailing environmental.comments@hcr.ny.gov or at: <https://hcr.ny.gov/hcr-environmental-review>

SECTION 106 NATIONAL HISTORIC PRESERVATION ACT DETERMINATION

As a part of its responsibilities under 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966 (Section 106), as amended, HCR, in consultation with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP), acting as the State Historic Preservation Office (SHPO), and other consulting parties that indicated an interest in consultation, including Tribal Historic Preservation Offices (THPO), has determined that no historic properties, including archaeological and/or historic resources, will be affected by the project. This information is available for public review in the ERR, as described above.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Lori Shirley, either by mail to Environmental Analysis Unit, NYS Housing Trust Fund Corporation, 38-40 State Street, Albany, New York, 12207 or by email to environmental.comments@hcr.ny.gov. All comments received by the close of business **July 16, 2024** will be considered by HCR prior to authorizing submission of a request for release of funds. Comments should specify which part of this Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

HCR certifies to HUD that Lori Shirley in her capacity as Certifying Officer consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows RUPCO to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will consider objections to its release of funds and HCR's certification received by **August 1, 2024** or for a period of fifteen days following its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of HCR; (b) HCR has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the project have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be sent via email to: CPDRROFNYC@hud.gov

Potential objectors should contact HUD to verify the actual last day of the objection period.

Lori A. Shirley
Certifying Officer
July 1, 2024

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

Project Information

Project Name: Cold-Spring

HEROS Number: 900000010390051

Responsible Entity (RE): NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY
RENEWAL, HAMPTON PLAZA ALBANY NY, 12207

RE Preparer: Lori A Shirley

State / Local Identifier: 20230388

Certifying Officer: Lori A Shirley

Grant Recipient (if different than Responsible Entity): RUPCO

Point of Contact: Emily Hamilton

Consultant (if applicable):

Point of Contact:

Project Location: 55 Spruce Street, Tannersville, NY

Additional Location Information:

55 Spruce Street, Village of Tannersville, Town of Hunter, Greene County, New York

Direct Comments to: Lori A. Shirley, Environmental Unit
NYS Homes & Community Renewal
38-40 State Street
Albany, New York 12207
Environmental.comments@hcr.ny.gov

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

RUPCO proposes the new construction of three 2-story buildings with a total of 56 affordable housing residential units on a 5-acre site at 55 Spruce Street in the Village of Tannersville, Greene County. The project is proposed as an intergenerational campus consisting of three primary buildings: Building A will house 15 units of senior housing for those 55 and older and Building B will house 40 units of workforce housing. Building A will contain a community room, wellness space (Exercise), & laundry room. Building B includes wellness space (Exercise) & laundry. Building C will be a Community Building containing a community room with a kitchen and restroom facilities, ski and bicycle storage, office, and a Superintendent's residential unit on the second floor. The buildings will be sited to enclose a central courtyard, intended as the passive recreational area for the tenancy. The courtyard will include playground facilities, outdoor exercise area, bus shelter, passive seating and garden areas, and a gazebo. The project will include 90 parking spaces, with an additional 22 spaces planned for future development. Six spaces will have EV charging stations and 17 EV "capable" stalls. The remnants of an existing building on the site, the former Cold Spring Hotel, will be demolished to make way for the new construction. The building is vacant and has fallen into ruin. Public water and sewer are available at the site. Site work will include demolition, clearing, grading and excavation, construction of driveways, parking areas and sidewalks, finish grading. Green infrastructure will be incorporated into the landscape of the site, including permeable pavers, rain gardens, and controlled run-off techniques. Construction is estimated to last a total of 24 continuous months, with ten months of heavy construction.

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

This project will provide much needed workforce housing for employees of Hunter Mountain and the tourism industry in Tannersville. The local economy for The Village of Tannersville, or the Mountaintop as locals refer to it, is based on a tourism industry that centers on Hunter Mountain, one of the most popular ski resorts in the Northeast, and its location in the Catskill Mountains, where many people come to enjoy outdoor recreation. Businesses in the village and Hunter Mountain struggle to find employees because workers cannot find affordable housing in Tannersville nor in nearby towns. To meet goals stated by the Village in their Tannersville's Downtown Revitalization Initiative, RUPCO is proposing to build Cold Spring to provide affordable housing for the workforce that, in turn, will enable businesses in Tannersville to thrive and support the local economy. RUPCO originally responded to a Hunter Foundation RFI in July of 2021. This RFI outlined the need for a developer to create workforce housing in Tannersville. It described how Tannersville is suffering from a dearth of

workforce housing due to the number of properties converted to short term rentals during the pandemic. Hunter Foundation chose RUPCO to be the developer.

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

The subject site is on the south side of Spruce Street in a residential area south of the village center and Main Street, Route 23A. The greater Tannersville area is supported by year-round tourism with Hunter Mountain Ski resort, a wide range of hiking trails, mountain bike courses and recreational boating at Lake Rip Van Winkle, North South Lake and Kaaterskill Creek. Commercial services in the village center include local restaurants, retailers, service businesses, a grocery store, pharmacy and multiple bed/breakfast and lodging options including smaller converted residences, mixed use buildings, midsized hotels and lodges farther out. Buildings on/around Main Street have an apparent pride of ownership with intact characteristics, vibrant exterior colors and regular occupancy with very few instances of vacancy or underutilization. Rental options in the immediate area are very limited with most in smaller walkup buildings or houses as there are no larger complexes locally. Larger complexes with a range of appeal and condition are predominately within the towns of Catskill and Saugerties with only one new addition in recent years so while rents are stable and increasing, there has been limited improvement to the rental stock. Affordable housing is similarly limited with the local options including older Rural Development and Tax Credit projects with rental subsidy. The newest affordable projects have been added farther outside the area in Prattsville, Woodstock or farther south in Ulster and the city of Kingston. The weighted average capture rate for 50 family units is 5.91% and 4.85% for 15 senior units indicative of strong overall support. In addition to capture however, there are other variables that are critical to recognize related to the overall support for the development as intended. In this case, favorable factors include: - The lack of existing affordable housing options locally as the two projects available have rental assistance and were developed more than 30 years ago. No comparable tax credit projects in the area offer rents at 60%+ of AMI. - No age-restricted housing has been added in the immediate area with one new project farther north in Prattsville that maintains full occupancy and waitlists. - The subject will offer superior quality and condition compared to nearly all local rental options and the larger complexes outside the area in larger population centers. - Growth of around 5% for age 55+ households projected into 2028. - The increased population density in the village based on the rent and unit mix. - The subject location near a main transportation linkage in the village in the Downtown Revitalization Initiative area with multiple commercial services nearby, schools and local employment related to recreational tourism and Hunter Mountain. The site is within an hour's drive to Albany and 45 minutes to Hudson and Kingston for greater concentrations of employment and healthcare. - The rent advantage for the subject ranges from 12%-40% for tax credit units against achievable market thresholds while the middle-income units are near market consistent with expectations of the town. Regional

rents are influenced by older projects in nearby population centers and recent developments in Saugerties as there are few local options. - The PMA is just under 555 square miles and includes tracts Greene and Ulster Counties without including larger communities of Catskill, Saugerties or Ulster. - Nearly 46% of age 18-61 and 55% of age 55+ renters in the PMA earn below \$30,000.

Maps, photographs, and other documentation of project location and description:

[55 Spruce St Google Maps.pdf](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

[EA signature pages.pdf](#)

7015.15 certified by Certifying Officer

on:

7015.16 certified by Authorizing Officer

on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
M-22-SG-360100	Community Planning and Development (CPD)	HOME Program	\$2,340,923.00
M-22-SG-360100	Other	Federal Housing Trust Fund	\$1,388,317.00

Estimated Total HUD Funded, \$3,729,240.00

Assisted or Insured Amount:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$28,563,130.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA, Remediation or clean-up plan, ASTM Vapor Encroachment Screening. On-site hazardous substances were found that could affect the health and safety of

		<p>project occupants. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements. No RECs were discovered during the completion of the Phase 1 ESA. The ESA made the following recommendations: * An empty 275-gallon heating oil tank was observed in the basement of the main structure. No staining, odor or other signs of release were noted during the inspection. This tank must be properly disposed of in accordance with NYS regs. * debris was observed throughout the subject property. The debris must be disposed of in accordance with NYS solid waste regulations. A Limited Asbestos Survey/Lead Soils Investigation Report was prepared by Gallagher Bassett Services, Inc. Lead in soil has been identified at the Subject Property at the former hotel, annex and shed drip lines. All soils must be properly categorized through TCLP testing and disposed of as either C&D or Hazardous Waste, as applicable, in accordance with EPA rules. At the end of the project the Sponsor must demonstrate no lead in soil hazards exist at the site. The presence of ACM at the property has been identified in the former structures. All ACM removal must conform to NYS DOL regs at 12 NYCRR Part 56. At the completion of the project, evidence of proper ACM removal and disposal must be submitted to HCR. The project site is located in Greene County. According to the CDC more than 10 tests have been conducted over the last 10years in that county and the mean pre-mitigation state radon data for the last ten years exceeds 2 pCi/L. A "passive" soil depressurization system will be</p>
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		incorporated into the building design in accordance with applicable ANSI/AARST Standards. Prior to occupancy, radon testing must be conducted when the construction is complete with a final clearance report that states that the testing was conducted in compliance with the ANSI/AARST Standards. A 3rd-party licensed radon professional must complete the final testing/clearance report with certified results by an authorized testing laboratory. If testing indicates that the radon level exceeds 2 pCi/L, 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. In that case the sponsor will submit an Operations & Maintenance plan for the system to HCR prior to final closing.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks [24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be

		monitored, the project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used 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	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and	1	The project closing aligns with the Village of Tannersville 2022 Strategic Investment Plan. The Strategic	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Zoning / Scale and Urban Design		Investment Plan is a multi-faceted approach to revitalizing the Village. It includes 11 proposed and awarded diverse projects that vary in objectives to create a place that draws visitors-the main source of income for the Village's tourism-based economy-and supports the existing residents. The projects range from the proposed project to creating a festival venue and trails to improving the Orpheum theatre and library.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Soil Suitability: The site soils consist of Maplecrest gravelly silt loam. According to the USDA Web Soil Survey, soil of this type is moderately favorable for development and that any limitations can be overcome by through design. Therefore, no negative impacts on soils are anticipated. Slope: The project site is relatively flat, and no steep slopes are present. The project does not propose to substantially alter the existing site topography. Erosion, Drainage, and Stormwater Runoff: The project will be connected to the municipal sewer and stormwater will be conveyed to stormwater management facilities. The project area of disturbance is greater than one acre and will require SWPPP approval by both NYSDEC and, since the project is in the NYC Watershed, the NYC DEP. The SWPPP has been designed in accordance with all NYSDEC and NYCDEP stormwater regulations and requirements. The project will comply with all approvals and any conditions set by the reviewing agencies.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The project will not result in adverse impacts due to the length of construction. Construction is expected to last 24 months. Heavy excavation and materials movement is expected to last ten months. The project sponsor must comply with local noise ordinances for construction operations for the duration of project construction. The site is not located within 600 feet downwind of major roadways or corridors with significant trucking traffic, rail, or port activities or other permitted sources of air pollution. Dust suppression measures must be employed during construction and the project must comply with NYSDEC's Idling Prohibition for Heavy Duty Vehicles at 6 NYCRR 217-3.	
SOCIOECONOMIC			
Employment and Income Patterns	1	The proposed project would not negatively impact employment and income patterns within the vicinity of the project site. The project would result in the temporary creation of several construction jobs, and the presence of new residents in the area may help support local commercial businesses.	
Demographic Character Changes / Displacement	2	The proposed project would not result in any significant impacts on the demographic character of the area. Occupants of the proposed housing would be predominantly inhabitants of the immediate market area. The proposed project would not displace any businesses or residents, as it consists new construction on an undeveloped site. The site proposed Project would not result in physical barriers or create difficult access	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		thereby isolating or concentrating any particular population group.	
Environmental Justice EA Factor	2	Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The project is in compliance with Executive Order 12898.	Asbestos removal during demolition; lead in soils remediated through removal; empty tank disposed of and onsite debris removed. Radon SSDS to be included.
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The site is within the Hunter-Tannersville Central School District and offers K-12 education for around 350 students over one primary and one high school. Cultural facilities include the Mountain Top Library, Mountain Top Arboretum, Tannersville Antiques and Artisan Center, Frommer Market Gardens, and the Orpheum Film & Performing Arts Center, along with many other facilities and venues in the surrounding area. No adverse impacts to educational or cultural facilities will occur as a result of this project.	
Commercial Facilities (Access and Proximity)	2	Commercial services in the village center include local restaurants, retailers, service businesses, a grocery store, pharmacy and multiple bed/breakfast and lodging options including smaller converted residences, mixed use buildings, mid-sized hotels and lodges and a grocery store farther out. Buildings on/around Main Street have an apparent pride of ownership with intact characteristics, vibrant exterior colors and regular occupancy with	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		very few instances of vacancy or underutilization. The increase in local customers as a result of this new residential project is expected to benefit nearby commercial facilities.	
Health Care / Social Services (Access and Capacity)	2	The nearest medical care options are smaller private practice offices locally with an Urgent Care in Catskill to the northeast. The nearest hospital is farther south in Kingston or to the northeast in Hudson with larger specialty care inpatient services farther north in Albany. No adverse impacts to health care or social services will occur as a result of the project	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	County Waste & Recycling will supply construction and demolition and project operation hauling, recycling and disposal services. Project waste will be managed at the Hunter Transfer Station. No adverse impact on solid waste disposal facilities or recycling facilities will occur as a result of the project.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The Village of Tannersville WWTP has the capacity to serve the project. No adverse impacts to wastewater treatment capacity have been identified as a result of the proposed development.	
Water Supply (Feasibility and Capacity)	2	Public water is available at the project parcel from the Village of Tannersville water supply and is of sufficient capacity to handle the project. No adverse impacts to water supply have been identified as a result of the proposed development.	
Public Safety - Police, Fire and Emergency Medical	2	The increase in population may create a slight increase in demand on public safety, police, fire, and emergency medical services; however, their existing capacity is	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>sufficient to handle the projected demand. Police- The project will be mainly served by the Town of Hunter Police Department. The Department has stated that they have adequate capacity to serve the project, with support and backup from the Greene County Sheriff's Department and the NYS Police. Fire- The project will be served by the Village of Tannersville Fire Department, which has adequate capacity to serve the project. Emergency Medical-The project will be served by the Town of Hunter Ambulance Service, which has the capacity to serve the project. No adverse impacts to the various public safety services will occur as a result of the project.</p>	
Parks, Open Space and Recreation (Access and Capacity)	2	<p>The project is located in the Catskill Park, providing multiple parks, open space and recreation facilities. Specifically, the project is located near Hunter Mountain Ski Resort- a year-round destination, a wide range of hiking trails, mountain bike courses, recreational boating at Lake Rip Van Winkle, North South Lake, and Kaaterskill Creek. No adverse impacts to the recreational spaces will occur as a result of this project.</p>	
Transportation and Accessibility (Access and Capacity)	2	<p>No adverse impacts to transportation and accessibility are expected to occur as a result of this project. Although the small Village of Tannersville is not served by public transportation. Pedestrian connections will be made to existing sidewalk networks to connect the project to the Village center. A minor increase in neighborhood traffic above current levels is anticipated.</p>	
NATURAL FEATURES			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Unique Natural Features /Water Resources	2	No unique natural features or water resources are present on site, and therefore no impacts to unique natural features, groundwater, or surface water will occur.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The area around the project site is rural residential with a Village Center within 0.5 mile. No threatened or endangered species significant natural communities were identified by the USFWS or NYSDEC as being potentially located in the vicinity of the site. The project sponsor has confirmed that no invasive species listed on the NYSDEC's Prohibited and Regulated Invasive Species regulations (6 NYCRR 575.3 and 575.4) will be used in project plantings. Wildlife in the project area includes mammals and birds typical of rural and suburban life. Project construction will result in only temporary disturbance to wildlife. In addition, all proposed lighting will be dark sky compliant and have 100% cut off at the property line.	
Other Factors 1		No other factors.	
Other Factors 2		No other factors.	
CLIMATE AND ENERGY			
Climate Change	2	The project is designed to be fossil fuel free, utilizing only electricity on-site and in the building. According to information gathered from the U.S. Climate Resilience Toolkit, the project site is not in a disadvantaged community, and all of Greene County is required to adhere to hazard resistant building codes. The project site is also not at a high risk for extreme heat, drought, wildfire or flooding. The site is not in a coastal zone and is not at a risk for coastal	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		inundation. See Climate Report for Greene County.	
Energy Efficiency	2	The project will be all electric. The buildings will receive a LEED for Homes Silver certification and a PHIUS certification. The project will utilize a geothermal heat pump system for heating cooling and the production of domestic hot water. Every unit will be serviced with an ERV (Energy recovery ventilation) for continuous exhaust and fresh air.	

Supporting documentation

[Water and Fire Flow Demand Summary.pdf](#)
[USDA Soil Report.pdf](#)
[USDA Soil Map.pdf](#)
[Town of Hunter Police Department response.pdf](#)
[Town of Hunter Ambulance response.pdf](#)
[Tannersville SEQR review- Cold Spring.pdf](#)
[Tannersville Fire department response.pdf](#)
[SWPPP\(1\).pdf](#)
[SWPPP submittal to DEP email.pdf](#)
[Solid Waste County Waste capacity.pdf](#)
[Site Plans.pdf](#)
[School Tannersville Central School District response.pdf](#)
[Planning Zoning Board Response Letter.pdf](#)
[Planning Resolution Approving PDD and Site Plan.pdf](#)
[NYCDEP WW acceptance.pdf](#)
[NYCDEP Watershed- engineer letter.pdf](#)
[Neighborhood Specific Revitalization Plan.pdf](#)
[Market Study.pdf](#)
[Local approvals.pdf](#)
[Invasive Species Letter.pdf](#)
[Cold Spring SAL Draft.pdf](#)
[ClimateReport Greene County.pdf](#)
[Appraisal Report.pdf](#)
[55 Spruce St Tax Parcel outline\(1\).pdf](#)

Additional Studies Performed:

Appraisal Report for Redevelopment Parcel, Newmark Valuation & Advisory.
 November 6, 2023 Comprehensive Market Study Proposed Family Housing Cold

Spring, Newmark Valuation & Advisory, November 6, 2023 Neighborhood Specific Revitalization Plan, RUPCO, November 2023

[Neighborhood Specific Revitalization Plan\(1\).pdf](#)

[Market Study\(1\).pdf](#)

[Appraisal Report\(1\).pdf](#)

Field Inspection [Optional]: Date and completed by:

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

FEMA Flood Insurance Rate Map, Google Maps, Google Earth, HUD Noise Assessment Guidebook, New York State Department of Environmental Conservation (NYSDEC) Info Locator, NY Natural Heritage Program, NYSDEC Environmental Justice Mapper, NYSDEC Environmental Remediation Database, NYSDEC Environmental Resource Mapper, NYSDEC Wild, Scenic and Recreational Rivers List, NYSDOS Coastal Boundary Mapper, NYSDOT Traffic Data Viewer, NYSOPRHP Cultural Resource Information System, NYSOPRHP State Historic Preservation Office, HUD Tribal Directory Assessment Tool, Delaware Nation, Delaware Tribe of Indians, St. Regis Mohawk Tribe, Stockbridge Munsee, US HUD 2024 Qualified Census Tracts, USDA Natural Resources Conservation Service (NRCS) USDA NRCS Web Soil Survey- National Cooperative Soil Survey, USEPA Green Book, Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants, Greene County Agricultural Districts map, USEPA Sole Source Aquifer Mapping, US Dept. of the Interior US Fish and Wildlife Services, USFWS Coastal Barrier Resource System Maps, USFWS Information for Planning and Consultation (IPaC) Trust Resource Website, USFWS National Wetlands Inventory Mapping, US National Wild and Scenic Rivers System, NPS National Rivers Inventory, U.S. Climate Resilience Toolkit, HUD Explosive and Flammable Hazards Study (PVE, May 2024), Phase I Environmental Assessment (PVE, May 26, 2022, revised August 26, 2022, and updated April 30, 2024), Asbestos Survey and Lead in Soils Investigation (Gallagher Bassett, May 2024)

List of Permits Obtained:

Village of Tannersville Zoning/PDD Approval (complete) Village of Tannersville Site Plan Approval (complete) Village of Tannersville Building Permit NYSDEC SPDES General Permit for Construction Activity GP-0-20-001 NYSDEC Stormwater Pollution Prevention Plan approval NYCDEP Stormwater Pollution Prevention Plan approval NYCDEP Sewer/Wastewater connection approval

Public Outreach [24 CFR 58.43]:

On, July 1, 2024, a combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds will be published on the NYSHCR Government website at <https://hcr.ny.gov/hcr-environmental-review>. Any individual, group, or agency may submit written comments on the Environmental Review Record to: Lori A. Shirley, Environmental Unit NYS Homes & Community Renewal 38-40 State Street Albany, New York 12207 Environmental.comments@hcr.ny.gov All comments received by the close of business on July 16, 2024 will be considered by HCR prior to authorizing submission of a Request for Release of Funds.

[20230388_Cold_Spring_NOTICE_DISTRIBUTION_LIST_ALL.pdf](#)
[20230388_Cold_Spring_FONSI_NOIRROF_106_HOME.pdf](#)

Cumulative Impact Analysis [24 CFR 58.32]:

The Project is not expected to trigger cumulative impacts, such as the degradation of important natural resources, socioeconomic resources, human health, recreation, quality of life issues, and cultural and historic resources. The Project is not of a scale large enough to contribute significantly to cumulative impacts. It would create positive impacts, as it would create new affordable housing for individuals and families in an area that suffers from a lack of affordable housing opportunities.

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

The project sponsor, RUPCO, considered other sites in Tannersville, but they had limitations due to access to water and sewer infrastructure. Originally RUPCO had planned to develop more than 70 units of only workforce housing. The developer considered a design that include a total of 7 buildings with a total of 72 units and a community center. The developer also considered a 3-story building. After further analysis and feedback from the community, it was decided to include 15 units of housing for those who are 55 and older because of the need for senior housing in Tannersville. Additionally, from this analysis and feedback, RUPCO decided to provide 40 units of workforce housing at various income levels and all buildings would be 2 stories.

No Action Alternative [24 CFR 58.40(e)]

The no-action alternative would not achieve any of the benefits attributed to the proposed development and an opportunity to provide local, sustainable rental housing would be lost. Not undertaking the proposed project would not be consistent with the goals and objectives of the Village of Tannersville and Town of Hunter comprehensive plan and any other local, regional or NYS housing plans. Neither the local governments nor New York State would realize their housing and land use goals for the area because there would be no increase in the availability of resilient, sustainable, affordable housing.

Summary of Findings and Conclusions:

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 creates an opportunity to construct high-quality new low-income housing for individuals and families that will benefit the Village of Tannersville as well as the surrounding community of the Town of Hunter.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are 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 or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Contamination and Toxic Substances	Asbestos removal during demolition; lead in soils remediated through removal; empty tank disposed of and onsite debris removed. Radon SSDS to be included.	N/A	See attached SAL.	
Environmental Justice EA Factor	Asbestos removal during demolition; lead in soils remediated through removal; empty tank disposed of and onsite debris removed. Radon SSDS to be included.	N/A	See attached SAL	

Project Mitigation Plan

The above mitigation measures are to be carried out by the project sponsor under the oversight of a New York State Homes and Community Renewal construction monitor. The project sponsor is responsible for implementing and monitoring mitigation measures.

[Cold Spring SAL Draft\(1\).pdf](#)

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[Airports map RPZ APZ.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[Coastal Barrier Resource map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

2. Upload a FEMA/FIRM map showing the site here:

[Floodplain map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

[Floodplain map\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Screen Summary

Compliance Determination

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

Supporting documentation

[Air Quality USEPA Green Book 2024.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[Coastal Zone map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

No

- Yes

3. Mitigation

Document and upload the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated.

- ✓ Yes, adverse environmental impacts can be eliminated through mitigation. Document and upload all mitigation requirements below.

4. Describe how compliance was achieved in the text box below. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls, or use of institutional controls.

Asbestos removal during demolition; lead in soils remediated through removal; empty tank disposed of and onsite debris removed. Radon SSDS to be included.

If a remediation plan or clean-up program was necessary, which standard does it follow?

- ✓ Complete removal

Risk-based corrective action (RBCA)

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA, Remediation or clean-up plan, ASTM Vapor Encroachment Screening. On-site hazardous substances were found that could affect the health and safety of project occupants. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements. No RECs were discovered during the completion of the Phase 1 ESA. The ESA made the following recommendations: * An empty 275-gallon heating oil tank was observed in the basement of the main structure. No staining, odor or other signs of release were noted during the inspection. This tank must be properly disposed of in accordance with NYS regs. * debris was observed throughout the subject property. The debris must be disposed of in accordance with NYS solid waste regulations. A Limited Asbestos Survey/Lead Soils Investigation Report was prepared by Gallagher Bassett Services, Inc. Lead in soil has been identified at the Subject Property at the former hotel, annex and shed drip lines. All soils must be properly categorized through TCLP testing and disposed of as either C&D or Hazardous Waste, as applicable, in accordance with EPA rules. At the end of the project the Sponsor must demonstrate no lead in soil hazards exist at the site. The presence of ACM at the property has been identified in the former structures. All ACM removal must conform to NYS DOL regs at 12 NYCRR Part 56. At the completion of the project, evidence of

proper ACM removal and disposal must be submitted to HCR. The project site is located in Greene County. According to the CDC more than 10 tests have been conducted over the last 10 years in that county and the mean pre-mitigation state radon data for the last ten years exceeds 2 pCi/L. A "passive" soil depressurization system will be incorporated into the building design in accordance with applicable ANSI/AARST Standards. Prior to occupancy, radon testing must be conducted when the construction is complete with a final clearance report that states that the testing was conducted in compliance with the ANSI/AARST Standards. A 3rd-party licensed radon professional must complete the final testing/clearance report with certified results by an authorized testing laboratory. If testing indicates that the radon level exceeds 2 pCi/L, 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. In that case the sponsor will submit an Operations & Maintenance plan for the system to HCR prior to final closing.

Supporting documentation

[Radon system confirmation letter.pdf](#)

[Radon PreMitigation 10yr Mean Radon Levels by County map.pdf](#)

[Radon CDC 10 year Mean per county chart.pdf](#)

[Lead-Free pipes Compliance Letter.pdf](#)

[Lead in soils remediation plan.pdf](#)

[Site Contamination letter.pdf](#)

[Phase 1 ESA\(1\).pdf](#)

[Phase 1 ESA updated.pdf](#)

[Asbestos Survey and Lead Soils Investigation report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

Screen Summary

Compliance Determination

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.

Supporting documentation

[Species List New York Ecological Services Field Office.pdf](#)

[ERM mapper.pdf](#)

[NE Consistency NLEB RW.pdf](#)

[DEC EAF.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[Explosive Hazards Survey 55 Spruce Street Tannerville.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The project is located on the site of a former hotel, which will be demolished, and is not converting farmland.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[55 Spruce St Tax Parcel outline.pdf](#)

[Farmlands- Ag Districts Greene County.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

2. Upload a FEMA/FIRM map showing the site here:

[Floodplain map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
 No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
 - ✓ Delaware Nation Response Period Elapsed
 - ✓ Delaware Tribe of Indians Response Period Elapsed
 - ✓ Saint Regis Mohawk Tribe Response Period Elapsed

✓ Stockbridge Munsee
Community

Completed

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

HUD TDAT

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes
No

Step 2 – Identify and Evaluate Historic Properties

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**
55 Spruce Street, Tannersville, New York

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
-------------------------------	--------------------------	------------------	-----------------------

Additional Notes:

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

✓ No Adverse Effect

Based on the response, the review is in compliance with this section.

Document reason for finding:

Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

Does the No Adverse Effect finding contain conditions?

Yes (check all that apply)

✓ No

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.

Supporting documentation

[THPO 106 Consultation package Stockbridge Munsee.pdf](#)
[THPO 106 Consultation package St Regis Mohawk Tribe.pdf](#)
[THPO 106 Consultation package Delaware Tribe.pdf](#)
[THPO 106 Consultation package Delaware Nation.pdf](#)
[TDAT.pdf](#)
[SHPO 106 No Affect Determination.pdf](#)
[Grading and Site Plan.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

- There are no noise generators found within the threshold distances above.

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Noise map- No railroads within 3000 feet.pdf](#)

[Noise map- No major roads within 1000 feet.pdf](#)

[Noise map- No airport within 15 miles.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[Sole Source Aquifer map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[Wetlands map- NYSDEC.pdf](#)

[Wetlands map- NWI.pdf](#)

[Wetlands Delineation Report.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Wild Scenic And Recreational Rivers NYSDEC.pdf](#)

[Wild and Scenic Rivers map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

No

2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?

Yes

No

Explain:

The Phase I ESA did not identify any RECs. The environmental issues of concern consisted of an empty tank and debris on site that will be cleaned up; ACM in the buildings to be demolished; lead in soil that will be remediated; and the potential for radon which will be addressed by the installation of an SSDS system.

Based on the response, the review is in compliance with this section. Document and upload any supporting documentation below.

Screen Summary Compliance Determination

Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The project is in compliance with Executive Order 12898.

Supporting documentation

[Environmental Justice Difficult Development Areas map.pdf](#)

[Environmental Justice Areas map USEPA.pdf](#)

[Environmental Justice Areas map NYSDEC.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No



U.S. Department of Housing and Urban
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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Cold-Spring

HEROS Number: 900000010390051

Project Location: 55 Spruce Street, Tannersville, NY

Additional Location Information:

55 Spruce Street, Village of Tannersville, Town of Hunter, Greene County, New York

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

RUPCO proposes the new construction of three 2-story buildings with a total of 56 affordable housing residential units on a 5-acre site at 55 Spruce Street in the Village of Tannersville, Greene County. The project is proposed as an intergenerational campus consisting of three primary buildings: Building A will house 15 units of senior housing for those 55 and older and Building B will house 40 units of workforce housing. Building A will contain a community Room, wellness space (Exercise), & laundry room. Building B includes wellness space (Exercise) & laundry. Building C will be a Community Building containing a community room with a kitchen and restroom facilities, ski and bicycle storage, office, and a Superintendent's residential unit on the second floor. The buildings will be sited to enclose a central courtyard, intended as the passive recreational area for the tenancy. The courtyard will include playground facilities, outdoor exercise area, bus shelter, passive seating and garden areas, and a gazebo. The project will include 90 parking spaces, with an additional 22 spaces planned for future development. Six spaces will have EV charging stations and 17 EV "capable" stalls. The remnants of an existing building on the site, the former Cold Spring Hotel, will be demolished to make way for the new construction. The building is vacant and has fallen into ruin. Public water and sewer are available at the site. Site work will include demolition, clearing, grading and excavation, construction of driveways, parking areas and sidewalks, finish grading. Green infrastructure will be incorporated into the landscape of the site, including permeable pavers, rain gardens, and controlled run-off techniques. Construction is estimated to last a total of 24 continuous months, with ten months of heavy construction.

Funding Information

Grant Number	HUD Program	Program Name	
M-22-SG-360100	Community Planning and Development (CPD)	HOME Program	\$2,340,923.00
M-22-SG-360100	Other	Federal Housing Trust Fund	\$1,388,317.00

Estimated Total HUD Funded Amount: \$3,729,240.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$28,563,130.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are 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 or Condition
Contamination and Toxic Substances	Asbestos removal during demolition; lead in soils remediated through removal; empty tank disposed of and onsite debris removed. Radon SSDS to be included.
Environmental Justice EA Factor	Asbestos removal during demolition; lead in soils remediated through removal; empty tank disposed of and onsite debris removed. Radon SSDS to be included.
Permits, reviews, and approvals	Village of Tannersville Zoning/PDD Approval (complete) Village of Tannersville Site Plan Approval (complete) Village of Tannersville Building Permit NYSDEC SPDES General Permit for Construction Activity GP-0-20-001 NYSDEC Stormwater Pollution Prevention Plan approval NYCDEP Stormwater Pollution Prevention Plan approval NYCDEP Sewer/Wastewater connection approval

Project Mitigation Plan

The above mitigation measures are to be carried out by the project sponsor under the oversight of a New York State Homes and Community Renewal construction monitor. The project sponsor is responsible for implementing and monitoring mitigation measures.


[Cold Spring SAL Draft\(1\).pdf](#)

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature: Lori A Shirley **Date:** July 1, 2024

Name / Title/ Organization: Lori A Shirley / / NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL

Certifying Officer Signature:  **Date:** July 1, 2024

Name/ Title: Lori A. Shirley, Supervisory Environmental Analyst and Cerifying Officer, HTFC

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Cold Spring

**55 Spruce Street, Tannersville,
Greene County, New York**

NEPA Environmental Review Record

**Appendices and Supporting Documents are available
by emailing environmental.comments@hcr.ny.gov**