



City Environmental Quality Review  
**ENVIRONMENTAL ASSESSMENT STATEMENT**  
**PART I, GENERAL INFORMATION**

**Reference Numbers**

1. 06DEP009Q  
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY) BSA REFERENCE NO. IF APPLICABLE

ULURP REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO.(S) IF APPLICABLE  
(e.g. Legislative Intro, CAPA, etc)

**Lead Agency & Applicant Information**  
PROVIDE APPLICABLE INFORMATION

2a. **Lead Agency**  
**NYC Department of Environmental Protection (DEP)**

NAME OF LEAD AGENCY

**Angela Licata, Deputy Commissioner**

NAME OF LEAD AGENCY CONTACT PERSON

**59-17 Junction Blvd, 11<sup>th</sup> Floor**

ADDRESS

**Flushing NY 11373**

CITY STATE ZIP

**718-595-4399 718-595-4479**

TELEPHONE FAX

**alicata@dep.nyc.gov**

EMAIL ADDRESS

2b. **Applicant Information**  
**NYCDEP, Bureau of Engineering Design and Construction**

NAME OF APPLICANT

**Mr. Matthew Osit, P.E.**

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

**96-05 Horace Harding Expressway 5<sup>th</sup> Flr Low Rise**

ADDRESS

**Flushing NY 11368**

CITY STATE ZIP

**718-595-6077 718-595-5975**

TELEPHONE FAX

**mosit@dep.nyc.gov**

EMAIL ADDRESS

**Action Description**  
SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL **Tallman Island TI-2/TI-3 WPCP Upgrade Program**

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

**Implementation of proposed Upgrade Program for the Tallman Island Water Pollution Control Plant (WPCP); including Emergency Sewage Pumping System, an enhanced biological nutrient removal process (BNR), and a conversion to electric motors from oil/diesel engines. See Attachment A.**

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):

**To provide greater plant operating efficiencies and improve the BNR process, thereby benefiting the quality of East River and Powell's Cove water bodies and aquatic habitats. See Attachment A.**

4. CITY PLANNING COMMISSION  Yes  No  
 Change in City Map  Zoning Certification  Site Selection - Public Facility  
 Zoning Map Amendment  Zoning Authorization  Disposition - Real Property  Franchise  
 Zoning Text Amendment  Housing Plan & Project  UDAAP  Revocable Consent  Concession  
 Charter 197-a Plan  
 Zoning Special Permit, specify type:  
 Modification of  
 Renewal of  
 Other

5. UNIFORM LAND USE PROCEDURE (ULURP)  Yes  No

6. BOARD OF STANDARDS AND APPEALS  Yes  No

Special Permit  New  Renewal  Expiration Date  
 Variance  Use  Bulk

Specify affected section(s) of Zoning Resolution

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION  Yes  No  
 Title V Facility\*  Power Generation Facility  Medical Waste Treatment Facility

*\*Minor modification to Title V is required due to new emergency generator.*

**Required Action or Approvals**

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL

8. OTHER CITY APPROVALS  Yes  No  
 Legislation  Rulemaking; specify agency:  
 Construction of Public Facilities  Funding of Construction, Specify  Funding of Programs, Specify  
 Policy or plan  Permits, Specify: NYC Dept of Building Services – Work Notice, Certificate of Completion, NYC Dept of Business Services Notice of Permit, Fire Dept Permit, NYC Local Waterfront Revitalization Program (NYC Waterfront Program Consistency), Title V Air Permit Modification.

9. STATE ACTIONS/APPROVALS/FUNDING  Yes  No  
 If “Yes,” identify SRF; NYSDEC - Fuel Oil Storage Tank permit.

10. FEDERAL ACTIONS/APPROVALS/FUNDING  Yes  No  
 If “Yes,” identify \_\_\_\_\_

**Action Type**

- 11a. Unlisted; or  Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended):  
 This is a Type I action due to SRF funding, although it is an unlisted action under CEQR.

- 11b.  Localized action, site specific  Localized action, change in regulatory control for small area  Generic action

**Analysis Year**

12. Identify the analysis year (or build year) for the proposed action: 2010  
 Would the proposal be implemented in a single phase?  Yes  No  NA.  
 Anticipated period of construction: 2006-2010  
 Anticipated completion date: 2010  
 Would the proposal be implemented in multiple phases?  Yes  No  NA.  
 Number of phases: Three  
 Describe phases and construction schedule: The Emergency Pumping System is implemented in two stages; other improvements to existing facilities and construction of new facilities are carried out in the next stage. See construction schedule listed on Table 1-1 of Attachment A.

**Directly Affected Area**

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

- 13a. LOCATION OF PROJECT SITE  
Powell's Cove Boulevard and 127<sup>th</sup> Street, College Point, Queens  
 STREET ADDRESS  
Site is situated at the western edge of Powell's Cove, in the College Point Section of Queens, west of Whitestone Bridge.

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS	<b>7b</b>
<b>M2-1</b>	
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY	ZONING SECTIONAL MAP NO.
<b>Block 3925 Lot 1</b>	<b>Queens</b>
	<b>7</b>
TAX BLOCK AND LOT NUMBERS	BOROUGH
	COMMUNITY DISTRICT NO.

- 13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT
- |   |                                  |  |
|---|----------------------------------|--|
| TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR:  | <b>1,306,800</b>                 | SQ. FT.                                  |
| PROJECT SQUARE FEET TO BE DEVELOPED:                                  | <b>33,360 (ground level)</b>     | SQ. FT.                                  |
| GROSS FLOOR AREA OF PROJECT:  | <b>As above</b>                  | SQ. FT.                                  |
| IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED | <b>2.6</b>                       | % OF <b>1,306,800</b>                    |
| DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE:                   | <b>23</b>                        | HEIGH <b>40</b> WIDTH <b>400</b> LENGTH. |
| LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE:                  | <b>150 (new 27kV Substation)</b> |  |

- 13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:  
**N/A**

- 13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT?  Yes  No  
 IF ‘YES’, IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a & 13b ABOVE.

**Site Description**

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

**PART II, SITE AND ACTION DESCRIPTION**

**1. GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; and (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8½ x 14 inches in size. **See Graphics 1, 2 and 3 attached.**

**2. PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 1,306,800 Water surface area (sq. ft.): N/A  
 Roads, building and other paved surfaces (sq. ft.): See Attachment B Other, describe (sq. ft.): See Attachment B

**3. PRESENT LAND USE**

Residential

Total no. of dwelling units 0 No. of low-to-moderate income units 0  
 No. of stories 0 Gross floor area (sq. ft.) 0  
 Describe type of residential structures: N/A

Commercial

Retail: No. of bldgs 0 Gross floor area of each building (sq. ft.): 0  
 Office: No. of bldgs 0 Gross floor area of each building (sq. ft.): 0  
 Other: No. of bldgs 0 Gross floor area of each building (sq. ft.): 0  
 Specify type(s): N/A No. of stories and height of each building: 0

Manufacturing/Industrial

No. of bldgs 23 (main structures) Gross floor area of each building (sq. ft.): See Attachment A & B  
 No. of stories and height of each building: See Attachment A & B  
 Type of use(s): Wastewater Treatment Open storage area (sq. ft.) 0  
 If any unenclosed activities, specify: N/A

Community facility

Type of community facility:  
 No. of bldgs 0 Gross floor area of each building (sq. ft.): 0  
 No. of stories and height of each building: 0

Vacant land

Is there any vacant land in the directly affected area?  Yes  No  
 If yes, describe briefly: **See response below.**

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area?  Yes  No  
 If yes, describe briefly:

**2.75 acres of DEP-owned publicly accessible open space is situated to the immediate west of the WPCP. Approximately 0.25 acres of this space will be eliminated for building the 27kV Substation.**

Does the directly affected area include any mapped City, State or Federal parkland?  Yes  No  
 If yes, describe briefly:

Does the directly affected area include any mapped or otherwise known wetland?  Yes  No  
 If yes, describe briefly:

Other land use

No. of stories 0 Gross floor area (sq. ft.) 0  
 Type of use: N/A

**4. EXISTING PARKING**

Garages

No. of public spaces: 0 No. of accessory spaces: 0  
 Operating hours: N/A Attended or non-attended? N/A

Lots

No. of public spaces: 0 No. of accessory spaces: 70-100 for plant personnel  
 Operating hours: N/A Attended or non-attended? Non-attended. WPCP parking is within a secured area.

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.  
N/A

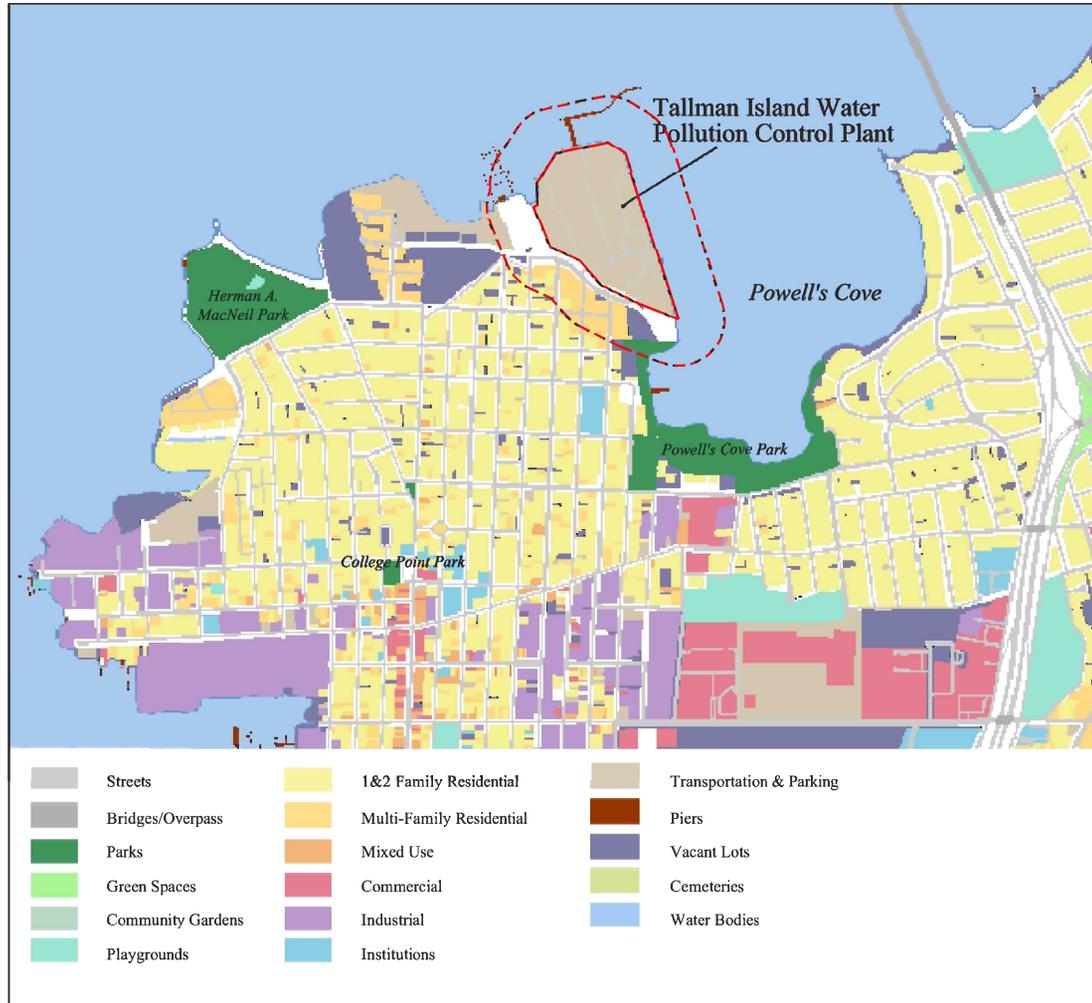
**5. EXISTING STORAGE TANKS**

Gas or service stations?  Yes  No Oil storage facility?  Yes  No Other?  Yes  No

If yes, specify: Refer to Attachment A – EAS Supplemental Document, Section 2J

Number and size of tanks: Last NYFD inspection date:  
 Location and depth of tanks:

# General Land Use



-  Project Site
-  400 Feet Buffer

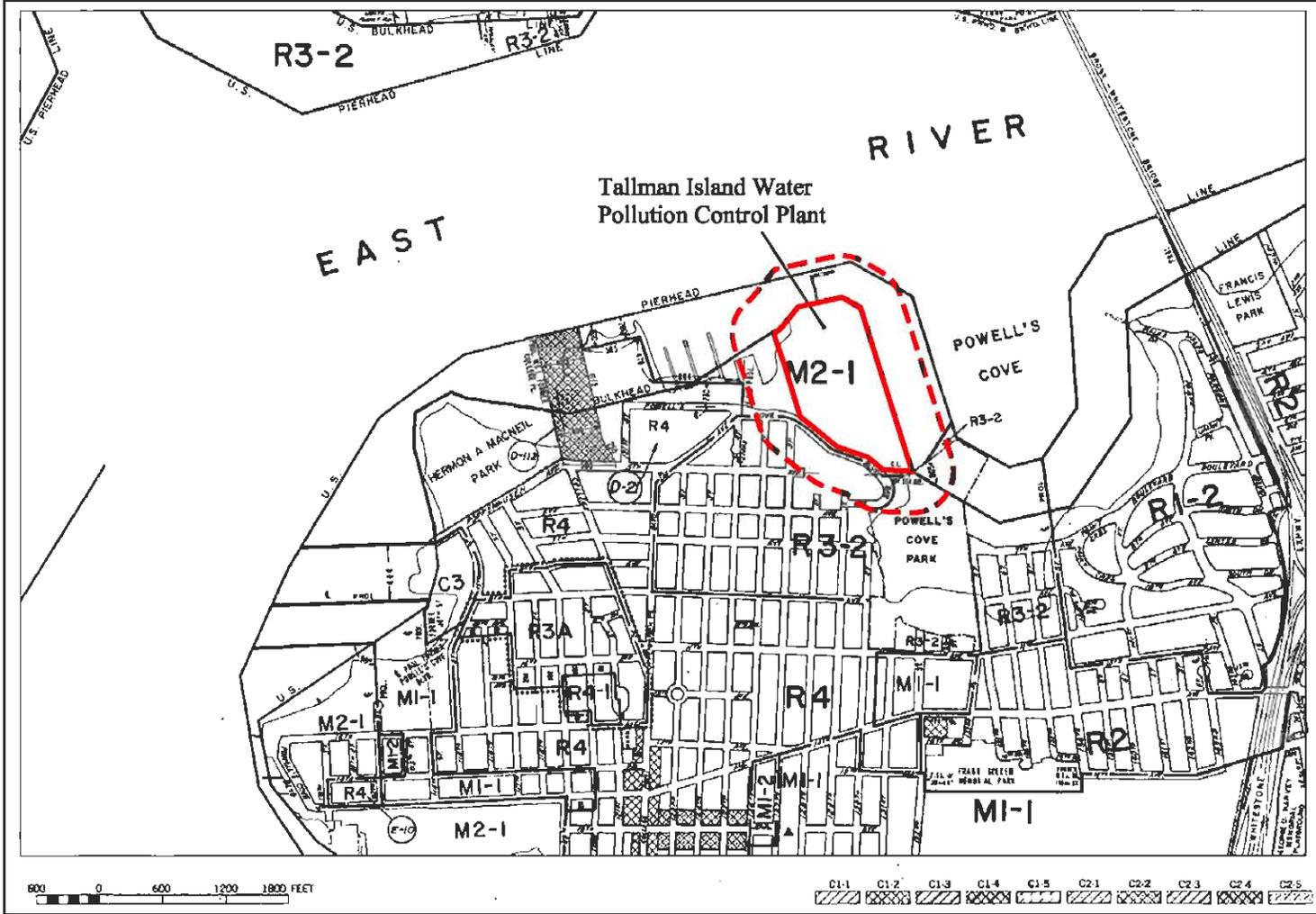
Not to Scale



Source: Oasis Map

Graphic 1

# Zoning Map



- Project Site
- 400 Feet Buffer

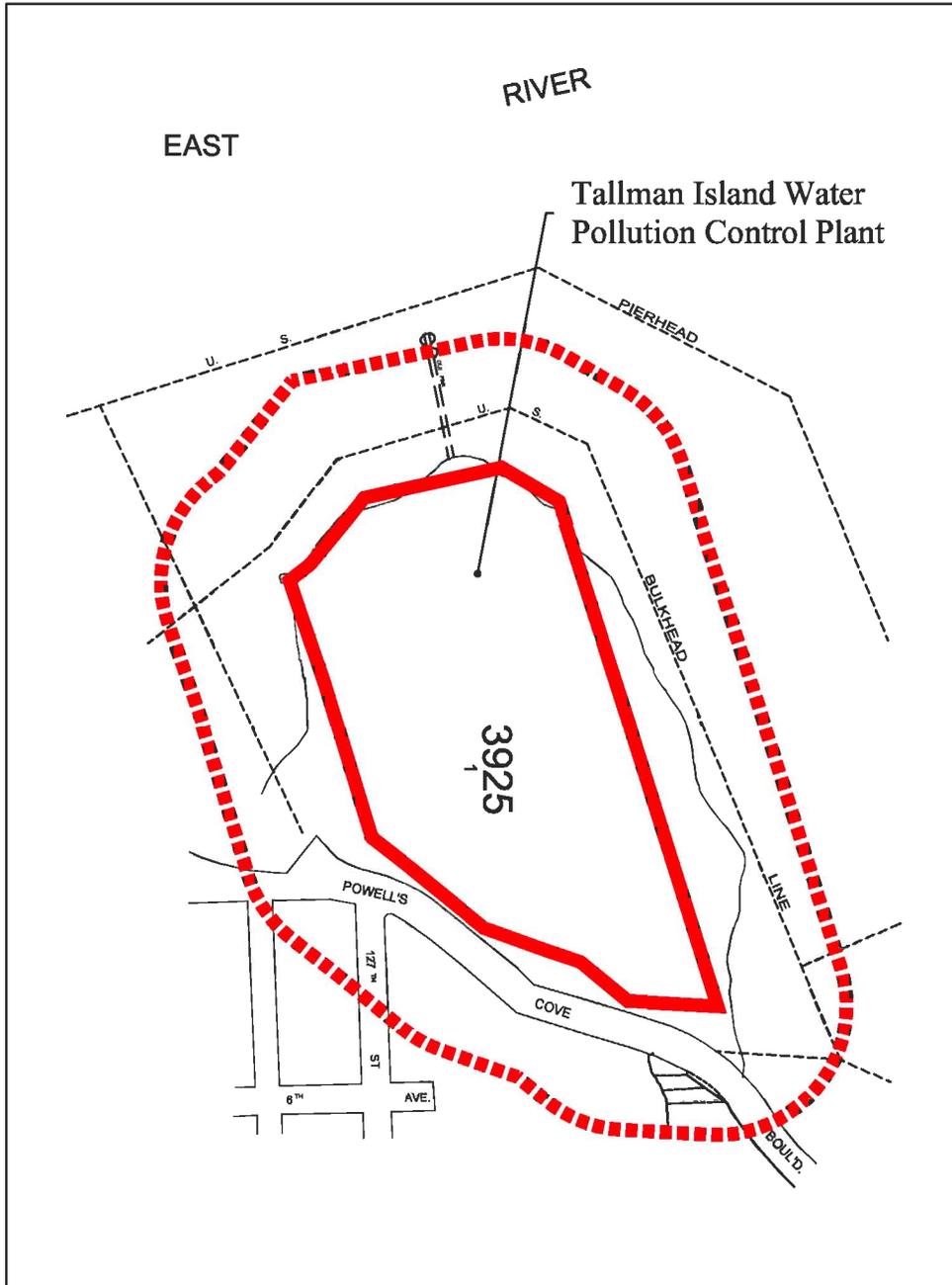
Not To Scale

Graphic 2

Source: New York City Zoning Resolution



# Tax Map



-  Project Site
-  400 Feet Buffer

Not To Scale

Source:  
New York City Department of Finance  
Office of the Surveyor

Graphic 3



**6. CURRENT USERS**

No. of residents: 0 No. and type of businesses: 0

No. and type of workers by businesses: See below No. and type of non-residents who are not workers: 0

**Maximum 60 sewage treatment workers and supervisors in three shifts. 15 employees at a separate Collections Facility.**

**7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**

Answer the following two questions with regard to the directly affected area, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape features, or archaeological resource that:

(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark; **No**

(b) is within a designated New York City Historic District; **No**

(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places; **Yes**

(d) is within a New York State or National Register Historic District; or **No**

(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places? **No**

Identify any resource:

**Six on-site NYC Landmark & National Register-eligible historic resources.**

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource. **N/A**

**Project  
Description**

THIS SUBPART SHOULD  
GENERALLY BE  
COMPLETED ONLY IF  
YOUR ACTION  
INCLUDES A SPECIFIC  
OR KNOWN  
DEVELOPMENT  
AT PARTICULAR  
LOCATIONS

**8. WATERFRONT REVITALIZATION PROGRAM**

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?  Yes  No  
(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used. **See Attachment B.**

**9. CONSTRUCTION**

Will the action result in demolition of or significant physical alteration to any improvement?  Yes  No

If yes, describe briefly: **See Attachment A & B.**

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction?

Yes  No If yes, describe briefly: **Subsurface excavation and structural foundation work for new buildings, tanks, structures and pipelines.**

**10. PROPOSED LAND USE**

Residential

Total no. of dwelling units 0 No. of low-to-moderate income units 0 Gross floor area (sq. ft.) 0

No. of stories 0 Describe type of residential structures: N/A

Commercial

Retail: No. of bldgs 0 Gross floor area of each building (sq. ft.): 0

Office: No. of bldgs 0 Gross floor area of each building (sq. ft.): 0

Other: No. of bldgs 0 Gross floor area of each building (sq. ft.): 0

Specify type(s): N/A

No. of stories and height of each building: 0

Manufacturing/Industrial

No. of bldgs 6 Gross floor area of each building (sq. ft.): **See Attachment A, Section 2**

No. of stories and height of each building: **See Attachment A, Section 2**

Type of use(s): **See Attachment A, Section 2** Open storage area (sq. ft.) 0 If any unenclosed activities, specify: **N/A**

Community facility

Type of community facility: **N/A**

No. of bldgs: 0 Gross floor area of each building (sq. ft.): 0

No. of stories and height of each building: 0

Vacant land

Is there any vacant land in the directly affected area?  Yes  No

If yes, describe briefly:

**2.75 acres of DEP-owned publicly accessible open space is situated to the immediate west of the WPCP. Approximately 0.25 acres of this space will be eliminated for building the 27kV Substation.**

Publicly accessible open space

Is there any existing publicly accessible open space to be removed or altered?  Yes  No

If yes, describe briefly: **2.75 acres of DEP-owned publicly accessible open space is situated to the immediate west of the WPCP. Approximately 0.25 acres of this space will be eliminated for building the 27kV Substation.**

Does the directly affected area include any mapped City, State, or Federal parkland?  Yes  No

If yes, describe briefly: **N/A**

Does the directly affected area include any mapped or otherwise known wetland?  Yes  No

If yes, describe briefly: **N/A**

Other land use

Gross floor area (sq. ft.) 0 No. of stories 0 Type of use: **N/A**

**11. PROPOSED PARKING**

Garages

No. of public spaces: N/A

No. of accessory spaces: N/A

Operating hours: N/A

Attended or non-attended? N/A

Lots

No. of public spaces: N/A

No. of accessory spaces: N/A

Operating hours: N/A

Attended or non-attended? N/A

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.

No. and location of proposed curb cuts: **N/A**

**12. PROPOSED STORAGE TANKS**

Gas or service stations?  Yes  No Oil storage facility?  Yes  No Other?  Yes  No

If yes, specify: Waste Oil, Lube Oil, Chlorine, Sodium Hydroxide

Size of tanks: **TBD**

Location and depth of tanks: **TBD**

**13. PROPOSED USERS**

No. of residents: N/A

No. and type of businesses: N/A

No. and type of workers by businesses: N/A

No. and type of non-residents who are not workers: N/A

**14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form?  Yes  No

If yes, describe briefly: **Action would result in permanent indirect visual impacts to the NYC Landmark and National Register-eligible resources in the East Battery and direct impacts to the aeration Tank Nos 1-2, Digester Tanks, all NYC Landmark and National Register-eligible resources.**

**15. DIRECT DISPLACEMENT**

Will the action directly displace specific business or affordable and/or low income residential units?  Yes  No

If yes, describe briefly: **N/A**

**16. COMMUNITY FACILITIES**

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?  Yes  No

If yes, describe briefly: **N/A**

17. What is the zoning classification(s) of the directly affected area? **M2-1**

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.

**M2-1 allows a FAR of 2.0 – or 2,613,600 sq. ft.**

19. What is the proposed zoning of the directly affected area?

**The M2-1 zone would remain unchanged.**

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use.

**N/A**

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the proposed action?

**M2-1 with industrial uses and R3-2 with 1 & 2 family residential and multi-family residential uses.**

SEE CEQR  
TECHNICAL MANUAL  
CHAPTER III B.,  
SOCIO-ECONOMIC  
CONDITIONS

SEE CEQR  
TECHNICAL MANUAL  
CHAPTER III C.,  
COMMUNITY FACILI-  
TIES & SERVICES

**Zoning  
Information**

**Additional Information**

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

**Analyses**

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):
- a. LAND USE, ZONING, AND PUBLIC POLICY See Attachment A.
  - b. SOCIOECONOMIC CONDITIONS See Attachment A.
  - c. COMMUNITY FACILITIES AND SERVICES See Attachment A.
  - d. OPEN SPACE See Attachment A.
  - e. SHADOWS See Attachment A.
  - f. HISTORIC RESOURCES See Attachment A.
  - g. URBAN DESIGN/VISUAL RESOURCES See Attachment A.
  - h. NEIGHBORHOOD CHARACTER See Attachment A.
  - i. NATURAL RESOURCES See Attachment A.
  - j. HAZARDOUS MATERIALS See Attachment A.
  - k. WATERFRONT REVITALIZATION PROGRAM See Attachment A.
  - l. INFRASTRUCTURE See Attachment A.
  - m. SOLID WASTE AND SANITATION SERVICES See Attachment A.
  - n. ENERGY See Attachment A.
  - o. TRAFFIC AND PARKING See Attachment A.
  - p. TRANSIT AND PEDESTRIANS See Attachment A.
  - q. AIR QUALITY Pending Review.
  - r. NOISE See Attachment A.
  - s. CONSTRUCTION IMPACTS See Attachment A.
  - t. PUBLIC HEALTH See Attachment A.

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above- listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are interdependent or occur within a discrete geographical area or time frame.

**See Attachment A - Environmental Assessment Supplemental Document.**

**Applicant Certification**

<p>24. <u>Ms. Julie Stein</u> PREPARER NAME</p> <p><u>Project Manager</u> PREPARER TITLE</p> <p> PREPARER SIGNATURE</p> <p><u>2.24.06</u> DATE</p>	<p><u>Ms. Emily Lloyd, Commissioner</u> PRINCIPAL</p> <p><u>Ms. Angela Licata</u> NAME OF PRINCIPAL REPRESENTATIVE</p> <p><u>Deputy Commissioner</u> TITLE OF PRINCIPAL REPRESENTATIVE</p> <p> SIGNATURE OF PRINCIPAL REPRESENTATIVE</p> <p><u>Feb. 24, 2006</u> DATE</p>
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NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.