City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT

PART I, GENERAL INFORMATION

Reference Numbers

1. 06DEP035X
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

N/A
BSA REFERENCE NO. IF APPLICABLE

N/A
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
NAME OF LEAD AGENCY

Angela Licata, Deputy Commissioner
NAME OF LEAD AGENCY CONTACT PERSON

Bureau of Environmental Planning and Assessment
59-17 Junction Blvd., 11th Floor
ADDRESS

Flushing | New York | 11373
CITY | STATE | ZIP

718-595-4409 | 718-595-4479
TELEPHONE | FAX

EMAIL ADDRESS

2b. Applicant Information

NYCDEP
NAME OF APPLICANT

John Romano
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Bureau of Engineering Design and Construction
59-17 Junction Blvd.
ADDRESS

Flushing | NY | 11373
CITY | STATE | ZIP

718-595-6103 | 718-595-5975
TELEPHONE | FAX

EMAIL ADDRESS

Action Description
SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL Hunts Point WPCP, Barretto Point Site Remediation

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):

The proposed action includes the remediation of Lots 100 and 105 of Block 2777 consisting of 2.75 acres between Barretto Street and Manida Street south of Viele Avenue and north of Ryawa Avenue. Within a 0.7-acre area (formerly a paint and varnish manufacturing facility) of the 2.75-acre area, the remediation includes excavation of contaminated soils; disposal of excavated material to an appropriate off-site NYSDEC approved treatment/disposal facility; the installation of a temporary structure and carbon filters to control dust and emissions during excavation; extraction and treatment of groundwater encountered during excavation of VOC-contaminated soils; discharge of treated groundwater to the Hunts Point Water Pollution Control Plant (WPCP) for final treatment; and backfilling the excavation with clean fill. Two feet of clean fill will be placed on the entire 2.75-acre area as part of the site remediation. (Continued on page 1A.)

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

See the attached sheet page 1A.

Required Action or Approvals

4. CITY PLANNING COMMISSION ☐ Yes X 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 X No

6. BOARD OF STANDARDS AND APPEALS ☐ Yes X No
☐ Special Permit ☐ New ☐ Renewal Expiration Date
☐ Variance ☐ Use ☐ Bulk
Specify affected section(s) of Zoning Resolution N/A

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):

(Continued from page 1.) The remediation is being performed under a Remedial Action Plan and Record of Decision (ROD) issued December 2003 by the New York State Department of Environmental Conservation (NYSDEC). The ROD includes the remediation of approximately 13 acres in Barretto Point. Of this total:

- 5 acres has been remediated for the site of the proposed Barretto Point Park;
- 2.75 acres will be remediated in 2007 and is the subject of this EAS; and
- Another 5.25 acres will be remediated during construction of the Phase III Hunts Point WPCP Upgrade and consists of a 1.224-acre construction staging area (a portion of Lot 901), 1.55 acres of mostly paved surfaces (Lot 600), and a 2.5-acre area within the existing plant site.

(See Attachment 1 for the location of these areas).

The park remediation was completed first to allow park construction to begin and a Negative Declaration was issued by the New York City Department of Parks and Recreation (NYCDPR). The remediation of the 2.75 acres including excavation of the 0.7-acre area will be completed next to remove the most highly contaminated soil. This EAS addresses this 2.75 acre area. The remaining remedial actions, which include placement of soil cover and institutional controls on the 5.25 acres, will be completed as part of Phase III Upgrade work because it is located on areas to be reconstructed under Phase III, or is being used for construction staging and, therefore, the remediation effort would not be practicable at this time. An Environmental Impact Statement (EIS) is being prepared for Phase III of the plant upgrade and the 5.25 acre remediation activities will be addressed in the EIS because they would be performed in concert with Phase III Upgrade activities.

Under the Phase III Upgrade EIS, NYCDEP is proposing to construct digesters on the 2.75-acre area. The remediation is proceeding independent of these future proposals because under the ROD, NYCDEP is required to remediate the area and has prioritized completing this work to remove the most highly contaminated soil.

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

The proposed remediation of 2.75 acres is being undertaken as part of a NYSDEC ROD issued December 2003, Site No. b-00032-2. The ROD involves the remediation of an approximately 13-acre area comprising Barretto Point. Remediation of the 2.75 acres, which includes a 0.7-acre area of a former paint and varnish manufacturing facility, will remove the most contaminated soils in the area.

The ROD includes the following remedial actions:

- For the 0.7-acre area of the former paint and varnish manufacturing facility, excavation and removal of contaminated soil (approximately 14,100 cubic yards), backfill with clean soil, and extraction and treatment of groundwater as part of the dewatering process during excavation of VOC contaminated soil. Extracted groundwater will be treated to meet the

requirements for discharge to the NYC sanitary sewer system and Hunts Point WPCP for final treatment.

- For the approximate 12.3-acre remaining site area, grading and placement of two feet of clean soil cover will be included to limit potential exposure to contaminated soil.
- A soils management plan will be developed to address residual contaminated soils that may be excavated from the site during future redevelopment.
- Institutional controls will be imposed in the form of an environmental easement, in such form as the NYSDEC will approve, that would require compliance with an approved soils management plan. The environmental easement will also limit use of groundwater from the affected area as a source of potable or process water without the necessary water quality treatment as determined by the NYCDEP and NYSDEC.
- A long-term maintenance program will be instituted.
- The property owner will certify annually to the NYSDEC that the institutional and engineering controls put in place, pursuant to the ROD, are still in place, have not been altered, and are still effective.

Financing for the project will be provided under a grant from the New York State Environmental Restoration (Brownfields) Program and the 1996 Clean Water/Clean Air Bond Act Environmental Restoration Projects Program.

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

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION Yes __ No X
☐ Title V Facility ☐ Power Generation Facility ☐ Medical Waste Treatment Facility

8. OTHER CITY APPROVALS X Yes ☐ No
☐ Legislation ☐ Rulemaking; specify agency:
☐ Construction of Public Facilities ☐ Funding of Construction, Specify ☐ Funding of Programs, Specify
☐ Policy or plan ☐ Permits, Specify:
Other; explain: New York City Department of City Planning for consistency with Waterfront Revitalization Program.

9. STATE ACTIONS/APPROVALS/FUNDING X Yes ☐ No
If "Yes," identify Record of Decision for the Remedial Action Plan from the New York State Department of Environmental Conservation (NYSDEC)issued Dec. 2003 (Site No. B-00032-2); Financing for the project will be provided under a grant from the New York State Environmental Restoration (Brownfields) Program and the 1996 Clean Water/Clean Air Bond Act Environmental Restoration Projects Program.

Action Type

Analysis Year

10. FEDERAL ACTIONS/APPROVALS/FUNDING ☐ Yes X No
If "Yes," identify

11a. X Unlisted; or ☐ Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended):

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

12. Identify the analysis year (or build year) for the proposed action**:** June 2007 – June 2008
Would the proposal be implemented in a single phase? X Yes ☐No ☐ NA.
Anticipated period of construction: 12 months
Anticipated completion date: June 2008

Would the proposal be implemented in multiple phases? ☐ Yes X No ☐ NA.
Number of phases:
Describe phases and construction schedule

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
South side of Viele Avenue between Barretto Street and Manida Street, North of Ryawa Avenue
STREET ADDRESS

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

M3-1		6
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY		ZONING SECTIONAL MAP NO.
Block 2777 Lots 100 and 105	Bronx	2
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: 1,938,396 s.f. (44.5 acres)

PROJECT SQUARE FEET TO BE DEVELOPED: 119,789 s.f.

GROSS FLOOR AREA OF PROJECT: N/A (Brownfield remediation) SQ. FT.

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED
IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE: N/A % OF N/A

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: _____HEIGHT; _____ WIDTH; _____ LENGTH.
LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: 200 ft. along Viele Ave., and 600 ft. along Manida St.

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 X No
IF 'YES', IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a & 13b ABOVE.

PART II, SITE AND ACTION DESCRIPTION

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.

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 Attachments 2-5.

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

Total directly affected area (sq. ft.): 119,789 sq. ft. Water surface area (sq. ft.): _____
Roads, building and other paved surfaces (sq. ft.): _____ Other, describe (sq. ft.): _____

3. **PRESENT LAND USE**

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

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

Manufacturing/Industrial N/A
No. of bldgs Gross floor area of each building (sq. ft.): _____
No. of stories and height of each building: _____
Type of use(s): Open storage area (sq. ft.) _____
If any unenclosed activities, specify:

Community facility N/A
Type of community facility:
No. of bldgs Gross floor area of each building (sq. ft.): _____
No. of stories and height of each building: _____

Vacant land
Is there any vacant land in the directly affected area? X Yes ☐ No
If yes, describe briefly:
The site is overgrown with vegetation consisting of weeds and tall grass with some trees. Exposed areas of partially exposed debris and rubble are present from former landfilling activities.

Publicly accessible open space
Is there any existing publicly accessible open space in the directly affected area? X Yes ☐ No
If yes, describe briefly:
The Barretto Point Park, to the west of the proposed action, is currently under construction and is expected to be opened to the public in September 2006.

Does the directly affected area include any mapped City, State or Federal parkland? ☐ Yes X No
If yes, describe briefly:
Does the directly affected area include any mapped or otherwise known wetland? ☐ Yes X No
If yes, describe briefly:
Other land use N/A
No. of stories Gross floor area (sq. ft.) _____
Type of use:

4. **EXISTING PARKING**

Garages N/A
No. of public spaces: No. of accessory spaces: _____
Operating hours: Attended or non-attended? _____
Lots
No. of public spaces: No. of accessory spaces: _____
Operating hours: Attended or non-attended? _____
Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.
Street parking exists along the northern boundary of the site, specifically Viele Avenue between Barretto and Manida Streets.

5. **EXISTING STORAGE TANKS**

Gas or service stations? ☐ Yes X No Oil storage facility? ☐ Yes X No Other? ☐ Yes X No
If yes, specify:
Number and size of tanks: Last NYFD inspection date: Location and depth of tanks:

SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

6. **CURRENT 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

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.

SEE CEQR TECHNICAL MANUAL CHAPTER III K., WATERFRONT REVITALIZATION PROGRAM

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;
(b) is within a designated New York City Historic District;
(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places;
(d) is within a New York State or National Register Historic District; or
(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places?

Identify any resource:

None. See Attachment F-1 NYCLPC Determination dated May 19, 2000. See Attachment F-2 NYSOPRHP Determination dated June 6, 2006.

Project Description

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

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. None

8. **WATERFRONT REVITALIZATION PROGRAM**

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? X 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 Section K Waterfront Revitalization Program for the NY City Policies and Attachment K-1 for the map of the South Bronx Significant Maritime and Industrial Area.

9. **CONSTRUCTION**

Will the action result in demolition of or significant physical alteration to any improvement? ☐ Yes X No
If yes, describe briefly:

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction?
X Yes ☐ No If yes, describe briefly:

The brownfields remediation will entail in-ground disturbance. The Remedial Action Plan for the site consists of the excavation and off-site disposal of contaminated soil, installation of a 2-foot soil cover; groundwater extraction and treatment; and institutional controls. Please see Section 23J of this EAS for additional information.

10. **PROPOSED LAND USE**

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

Commercial N/A
Retail: No. of bldgs
Gross floor area of each building (sq. ft.):

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

Other: No. of bldgs
Gross floor area of each building (sq. ft.):
Specify type(s):

No. of stories and height of each building:

Manufacturing/Industrial
No. of bldgs:
Gross floor area of each building (sq. ft.):
No. of stories and height of each building:
Type of use(s):
Open storage area (sq. ft.)
If any unenclosed activities, specify:

After remediation, the NYCDEP is proposing to construct digesters at this site in the future. However, the digester construction is a separate independent action and is the subject of an EIS currently being prepared.

Community facility N/A
Type of community facility:

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

Vacant land

Is there any vacant land in the directly affected area? X Yes ☐ No If yes, describe briefly: The site for brownfield remediation is currently undeveloped. The site is overgrown with vegetation consisting of weeds and tall grass with some trees. Exposed areas of partially exposed debris and rubble are present from former landfilling activities.

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? X Yes ☐ No
If yes, describe briefly:
The proposed Barretto Point Park is adjacent to this site.

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

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

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

11. **PROPOSED PARKING**

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

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

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 X No Oil storage facility? ☐ Yes X No Other? ☐ Yes X No
If yes, specify:
Size of tanks: Location and depth of tanks:

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 X No
If yes, describe briefly:

15. **DIRECT DISPLACEMENT**

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

Will the action directly displace specific business or affordable and/or low income residential units? ☐ Yes X No
If yes, describe briefly:

16. **COMMUNITY FACILITIES**

SEE CEQR TECHNICAL MANUAL CHAPTER III C., COMMUNITY FACILITIES & SERVICES

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 X No
If yes, describe briefly:

Zoning Information

17. What is the zoning classification(s) of the directly affected area?
The zoning classification is M3-1.

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.
Maximum Floor Area Ratio=2.0; 2.0 x 30,500 s.f. = 61,000 s.f.

19. What is the proposed zoning of the directly affected area?
No change to the zoning classification is proposed, the zoning classification will remain M3-1

20. What is the maximum amount of floor area that can 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?
The predominant land uses within a ¼-mile radius of the proposed action are industrial and commercial. Immediately to the west is the proposed Barretto Point Park and vacant land under NYCDEP jurisdiction. To the north and east are warehouses and vacant land. South of the parcel is NYCDEP's Hunts Point Water Pollution Control Plant.

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):

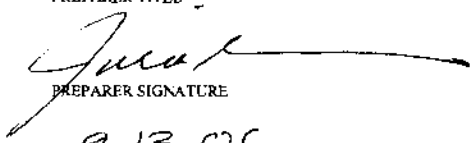
a. LAND USE, ZONING, AND PUBLIC POLICY	See attached analyses.
b. SOCIOECONOMIC CONDITIONS	See attached analyses.
c. COMMUNITY FACILITIES AND SERVICES	See attached analyses.
d. OPEN SPACE	See attached analyses.
e. SHADOWS	See attached analyses.
f. HISTORIC RESOURCES	See attached analyses.
g. URBAN DESIGN/VISUAL RESOURCES	See attached analyses.
h. NEIGHBORHOOD CHARACTER	See attached analyses.
i. NATURAL RESOURCES	See attached analyses.
j. HAZARDOUS MATERIALS	See attached analyses.
k. WATERFRONT REVITALIZATION PROGRAM	See attached analyses.
l. INFRASTRUCTURE	See attached analyses.
m. SOLID WASTE AND SANITATION SERVICES	See attached analyses.
n. ENERGY	See attached analyses.
o. TRAFFIC AND PARKING	See attached analyses.
p. TRANSIT AND PEDESTRIANS	See attached analyses.
q. AIR QUALITY	See attached analyses.
r. NOISE	See attached analyses.
s. CONSTRUCTION IMPACTS	See attached analyses.
t. PUBLIC HEALTH	See attached analyses.

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 page 7-18 for Section 23 analyses, as applicable.

Applicant Certification

24.

Julie Stein PREPARER NAME	NYC Department of Environmental Protection PRINCIPAL
Project Manager PREPARER TITLE	Esther Siskind NAME OF PRINCIPAL REPRESENTATIVE
 PREPARER SIGNATURE	Assistant Commissioner TITLE OF PRINCIPAL REPRESENTATIVE
9.13.06 DATE	 SIGNATURE OF PRINCIPAL REPRESENTATIVE
	9/13/06 DATE

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.

SECTION 23 ANALYSES

A. Land Use, Zoning, and Public Policy

The project area is vacant city-owned land under the jurisdiction of the New York City Department of Environmental Protection (NYCDEP) and is zoned for manufacturing use. The proposed project is within the South Bronx Significant Maritime and Industrial Area of New York City's Waterfront Revitalization Program (WRP). Consistency with WRP policies was determined because the proposed project will not impede the development of maritime and industrial uses in the area. The project will further WRP policies because it will remediate a brownfield site. (See Section K for specific information about the impact of the proposed action for specific WRP policies.)

The predominant land uses within a ¼-mile radius of the proposed action are industrial and commercial (see Attachment 2). The site is currently vacant. The NYCDEP operates the Hunts Point Water Pollution Control Plant (WPCP) to the south and east. Immediately to the west is the planned Barretto Point Park (which is currently under construction) and Tiffany Street Pier, and further west is the Oak Point Freight Yard. To the north are warehouses and vacant land.

The proposed project site is zoned as M3-1 and no zoning change is proposed.

Until future development as part of the Hunts Point WPCP Phase III Upgrade project, the site of the Barretto Point Site Remediation Project will remain vacant after the completion of the proposed action. Future development on the site will be subject to a separate environmental review.

Therefore, no potential significant adverse land use, zoning and public policy impacts are anticipated at the proposed project site or in the surrounding area with the Barretto Point Site Remediation project.

B. Socioeconomic Conditions

The proposed action would not directly or indirectly displace residential population nor businesses or employees, thereby potentially affecting the socioeconomic profile of the neighborhood. Therefore, according to the City Environmental Quality Review (CEQR) Technical Manual a socioeconomic assessment is not appropriate and no potential significant adverse socioeconomic impacts are expected as a result of the proposed action.

C. Community Facilities and Services

Based on the guidelines set forth in the CEQR Technical Manual, the proposed action does not trigger the need for a community facilities analysis because the proposed action does not physically alter a community facility, or involve the construction of residential units. Therefore, no potential significant adverse community facilities and services impacts are expected as a result of the proposed action.

D. Open Space

The planned Barretto Point Park, located adjacent to the proposed action, is currently under construction and is expected to be open to the public in September 2006. The 2.75-acre remediation that is subject of this EAS will take place when the Park is open. Potential air, noise and traffic impacts on the Park during the construction of the proposed remediation project are described in Section S, Construction Impacts. These impacts would be temporary and would not result in potential significant impacts on the Park. Until future development as part of the Hunts Point WPCP Phase III Upgrade project, the site of the Barretto Point Site Remediation Project will remain vacant after the completion of the proposed action. Future development on the site will be subject to a separate environmental review. Therefore, no potential significant adverse open space impacts are anticipated with the Barretto Point Site Remediation project.

E. Shadows

The proposed project entails excavation and installation of clean fill cover. No new building or above ground structures are proposed for construction under this proposed action. The structures proposed for the future upgrade work at the Hunts Point WPCP will be subject to separate environmental review, including preparation of an EIS. Therefore, no potential significant adverse shadow impacts are expected as a result of the proposed action.

F. Historic Resources

The remediation of this brownfield site requires ground disturbance on a site that has been disturbed by filling activities and former industrial uses in the past. The brownfield remediation requires the excavation of contaminated soil, the installation of a 2-foot soil cover, and groundwater extraction and treatment. The excavation would occur to a depth of 20 feet below the ground surface. Based on a Site Investigation Report, test borings indicate that approximately 10 to 15 vertical feet of fill is presently on the site. The New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) has reviewed the project and determined that the project will have no impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places. The City of New York Landmarks Preservation Commission (NYCLPC) has also reviewed the project and has determined the project will have no impact on sites of historical significance. Further, the area is not sensitive for archaeological resources. See Attachment F-1 for the Determination dated May 19, 2000 from the NYCLPC. See Attachment F-2 for the NYSOPRHP Determination dated June 6, 2006. Therefore, no potential significant adverse historic resources impacts are expected as a result of the proposed action.

G. Urban Design and Visual Resources

Urban design and visual resources assessments are not required because the proposed action will not result in any new structures on the site. The structures proposed for the future upgrade work at the Hunts Point WPCP will be subject to separate environmental review, including preparation of an EIS. Therefore, no potential significant adverse urban design and visual resources impacts are expected as a result of the proposed action.

H. Neighborhood Character

The project will not result in significant impacts on surrounding land uses. The project will not result in the displacement of businesses or residents. The project will not lead to changes in traffic patterns, and will not result in significant noise impacts. Future development on the site will be subject to a separate environmental review. Therefore, a neighborhood character assessment is not appropriate for the remediation site and no potential significant adverse neighborhood character impacts are expected as a result of the proposed action.

I. Natural Resources

The project site is located on the East River waterfront. Contaminated soil will be removed from the project site.

The site is disturbed land with low vegetative growth and some paved areas. The majority of the site is characterized as grassland/field habitat where vegetative communities tend to be either monotypic or dominated by a few species. The major habitat types for the site are: grassland/field with herbaceous, non-woody growth ranging from one to four feet tall, paved areas, and stressed habitat as areas devoid or sparsely vegetated with low growth herbaceous plants surrounded by herbaceous vegetation up to one foot tall. According to NY State Article 24 Freshwater Wetlands Maps and the NY State Tidal Wetlands Map 592-516,, there are no regulated wetlands on the property. There are no rare species or critical habitats known to occur on or adjacent to the site based on a review of the New York Natural Heritage files by the New York State Department of Environmental Conservation (NYSDEC) Wildlife Resources Center. In addition, except for occasional transient individuals, no federally listed or proposed endangered or threatened species exist within a 2-mile radius of the site. The site is

typical of an urban distressed habitat and, therefore, no potential significant adverse natural resources impacts are expected as a result of the proposed action.

J. Hazardous Materials

The Barretto Point Site Remediation Project will involve the remediation of a brownfields site. A Site Investigation and Remedial Alternatives Report was completed in September 2000 by consultants hired by the New York City Economic Development Corporation (NYCEDC), in cooperation with the NYCDEP and NYSDEC, through funding provided by a grant from NYSDEC and the 1996 Clean Water/Clean Air Bond Act Environmental Restoration Projects Program. The analysis was for a 13-acre area including the northwestern portion of the site that would become a park and the rest of the site that would be reserved for the Hunts Point WPCP. The Report revealed that volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) and metals are found in the surface and subsurface soils.

The primary VOCs that were detected in the soils at elevated levels are ethylbenzene and xylenes. The VOCs were predominantly detected in the 0.7 acre area of the former paint and varnish manufacturing facility that is the subject of this EAS. Additional VOCs that were detected in the soils at elevated concentrations are phenol, 2-methylphenol, fluoranthene, pyrene.

Polycyclic aromatic hydrocarbons (PAHs), benzo(a) anthracene, chrysene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)pyrene and dibenzo(a,h)anthracene were also detected at elevated concentrations. These PAHs have been identified by the USEPA as probable human carcinogens. PAHs are products of incomplete combustion and are common in soil in urban areas. The total carcinogenic PAH (cPAH) concentrations and the concentrations of benzo(a)pyrene were identified as indicators of contamination for the site.

Inorganics that were detected in the soil at the elevated concentrations are barium, beryllium, copper, iron, lead, mercury, nickel and zinc. Since the standard for elevated levels of lead is based on potential health impacts, lead is identified as an indicator of the contamination on the site.

The proposed remedy identified in the NYSDEC Record of Decision (ROD) includes the excavation of contaminated soil in the 0.7 acre former paint and varnish manufacturing area for disposal offsite. During this excavation vapor and dust controls will be implemented to ensure health and safety of on-site workers and the surrounding community. In addition, the ROD includes the following remedial actions for the 2.75-acre site that is the subject of this EAS:

- Placement of two feet of soil cover over the 2.75-acre site area. The cover will include 18-inches of clean general fill and 6-inches of crushed stone. A demarcation layer will be placed between the remaining fill and the soil cover in the planned park area and the remaining site area, to identify the base of the cover and the top of the contaminated fill.
- Extraction of groundwater will be implemented as part of dewatering process during excavation of the contaminated soil in the former paint and varnish manufacturing area. Extracted groundwater will be treated to meet the requirements for discharge to the NYC sanitary sewer system and the Hunts Point WPCP for final treatment.
- A soils management plan was developed to address residual contaminated soils that may be excavated from the site during future redevelopment. The plan requires soil characterization and, where applicable, disposal and reuse in accordance with NYSDEC regulations.
- Institutional controls will be imposed in the form of an environmental easement that will require compliance with an approved soils management plan. The environmental easement would also limit use of groundwater from the affected area as a source of potable or process water without the necessary water quality treatment as determined by the NYCDEP and the NYSDEC.
- The owner will complete and submit to the NYCDEC an annual certification until the NYSDEC notifies the owner in writing that this certification is no longer needed. This submittal will contain certification

the institutional controls and engineering controls put in place, pursuant to the ROD, are still in place, have not been altered, and are still effective.

- Since the remedy results in untreated hazardous substances remaining onsite, a long term maintenance program will be instituted. Maintenance of this alternative will include site inspections and repair, if necessary to ensure the integrity and effectiveness of the clean soil cover. This program will allow the effectiveness of the cover to be monitored and will be a component of the operation, maintenance and monitoring for the site.

To minimize the effects of the emissions during the remedial activities at the 0.7-acre area, a temporary enclosure would be installed covering the excavation area. The air inside the enclosure would be exhausted by a ventilation system passed through a bed of activated carbon to reduce, with at least 99% control efficiency, air emissions from the site. An onsite air stripper used to treat contaminated groundwater would have off-gas treated with vapor phase activated carbon. See Construction Impacts, Air Quality in Section S for an assessment of the air emissions from these remedial actions.

The proposed action as described above will result in the removal of 14,100 cubic yards of contaminated soil which would be handled and disposed of according to the appropriate Federal, State, and Local regulations. The use of clean fill would remediate conditions on-site and in surrounding areas. Therefore, no potential significant adverse hazardous materials impacts are expected as a result of the proposed action.

The project contractor will provide a Site-Specific Health and Safety Plan (HASP), Dewatering Plan, and Excavated Material Disposal Plan (EMDP). The HASP will be submitted to the NYCDEP, NYSDEC and New York State Department of Health (NYSDOH) for review and final approval by the NYCDEP. The EMDP will be submitted to the NYSDEC and NYSDOH for review and approval. The Dewatering Plan will be reviewed and approved by NYCDEP. All work will be conducted in accordance with applicable Federal, State, and Local agency regulations and procedures. A medical monitoring and respiratory protection program will be maintained at the work site. Work at the site will be halted if the NYCDEP determines that pertinent regulations or the project HASP is being violated or, if the health of workers or the public is being jeopardized.

The project contractor will sample the excavated materials as directed by the NYCDEP, and have the samples analyzed by a NYSDOH Environmental Laboratory Approval Program (ELAP) certified laboratory for disposal facility classification.

The project contractor will excavate and segregate, stockpile, test, load, and handle, all material deemed to be contaminated with VOC, PAHs and heavy metal in accordance with all applicable Local, State, and Federal regulations. The contractor's Soil Excavation, Transport and Disposal Plan will detail the excavation methods and transportation protocols to be used for hazardous materials. The plan will also provide maps and written description of the route to be taken to the approved treatment, storage and disposal facility. The trucks on the Hunts Point peninsula will follow the Hunts Point truck routes from the project site to the Bruckner Expressway using Tiffany Street and Leggett Avenue. The truck routes through Hunts Point are shown on Figure O-1. For long distance hauling the trucks will generally use primary highways.

The disposal vehicles will be ISO type dump trailers with watertight bodies and sealed tailgates with positive locking devices and provisions for controlled drainage of liquids for dewatering. A metal or tarpaulin cover will be installed immediately after the trailer is full. The cover will remain in place until the truck has reached the approved disposal site. The trucks will be cleaned and inspected prior to leaving the project site to ensure that no material adheres to the wheels, undercarriage, tailgates, covers or other parts of the truck. The trucks will also be inspected to ensure that all doors and covers are secure and that no material can spill or otherwise be released or leak.

The project contractor will transport all VOC-contaminated materials, including, soil, and concrete to an off-site disposal facility and/or landfill or US Environmental Protection Agency (USEPA) approved facility that is acceptable to the NYCDEP. All the excavated material will be transported under approved bills of lading or manifests.

Therefore, no potential significant adverse hazardous materials impacts are expected as a result of the proposed action.

K. Waterfront Revitalization Program

The proposed action is within the South Bronx Significant Maritime and Industrial Area of New York City's Waterfront Revitalization Program (WRP). See Attachment K-1 for the location of the South Bronx Significant Maritime and Industrial Area. Below are the WRP Policies for New York City and specific information about the proposed action for each policy. Consistency with WRP policies was determined because the proposed project will not impede the development of maritime and industrial uses in the area. The project will further WRP policies because it will remediate a brownfield site. Future development on the site will be subject to a separate environmental review. Therefore, no potential significant adverse impacts on the Waterfront Revitalization program are expected as a result of the proposed action.

New York City WRP Policies

New York City Policy A: Improve urban shorelines by maintaining, removing, or recycling waterfront structures (piers, docks, wharves, etc.) under waterfront development policies and plans. Identify alternative uses for underutilized waterfront structures.

This policy is not applicable.

New York City Policy B: Improve channels as necessary to maintain and stimulate economic conditions.

This policy is not applicable.

New York City Policy C: Provide shorefront protection against coastal erosion hazards where there is public benefit and public use along non-public shores.

This policy is not applicable.

New York City Policy D: Provide technical assistance for the identification and evaluation of erosion problems, as well as the development of erosion control plans along privately owned eroding shores.

This policy is not applicable.

New York City Policy E: Implement public and private structural flood and erosion control projects only when:

- **Public economic and environmental benefits exceed public economic and environmental costs;**
- **Non-structural solutions are proven to be ineffective or cost prohibitive;**
- **Projects are compatible with other coastal management goals and objectives, including aesthetics, access, and recreation;**
- **Adverse environmental impacts are minimized;**
- **Natural protective features are not impaired; and**
- **Adjacent (down drift) shorelines are not adversely affected.**

No public or private structural flood or erosion control is proposed with the project. Therefore, this policy is not applicable.

New York City Policy F: Priority shall be given to the development of mapped parkland and appropriate open space where the opportunity exists to meet the recreational needs of:

- **Immobile user groups; and**
- **Communities without adequate waterfront park space and/or facilities.**

The New York City Department of Parks and Recreation (NYCDPR) is currently restoring 5 acres of the land on Barretto Point adjacent to the project site. The remediation would not result in significant impacts on the park. Therefore, the proposed action is consistent with this policy.

New York City Policy G: Maintain and protect New York City beaches to the fullest extent possible.

The remediation will be conducted to minimize impacts on the adjacent waterfront park and no significant adverse impacts are expected as a result of the proposed action. Therefore, the proposed action is consistent with this policy.

New York City Policy H: Ensure ongoing maintenance of all waterfront parks and beaches to promote full use of secure, clean areas with fully operable facilities.

This policy is not applicable.

New York City Policy I: Siting of liquefied and substitute natural gas facilities, including those associated with the tankering of such gas, shall take into consideration State and National energy needs, public safety concerns, and the necessity for a shorefront location.

This policy is not applicable.

New York City Policy J: Adopt end-use plans for landfill areas that specify the following:

- **Final capacity;**
- **Final contours;**
- **Leachate, erosion, and gas control systems;**
- **Re-vegetation strategies; and**
- **Interim review schedules.**

This policy is not applicable.

New York City Policy K: Curtail illegal dumping throughout the coastal zone and restore areas scarred by this practice.

The proposed project would remediate a brownfield site. Therefore, the proposed project is consistent with this policy.

New York City Policy L: Encourage energy development from waste and waste landfills.

This policy is not applicable.

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L. Infrastructure

The Barretto Point Site Remediation Project would utilize water during construction activities. However, the amount of water used would not significantly affect the water supply system. Groundwater would be treated , as appropriate, prior to being discharged to the Hunts Point WPCP. Therefore, no potential significant adverse infrastructure impacts are expected as a result of the proposed action.

M. Solid Waste and Sanitation Services

Solids disposal from the remediation activities is addressed in Section J above. No significant adverse solid waste or sanitation impacts are anticipated as a result of the Barretto Point Site Remediation project.

N. Energy

The Barretto Point Site Remediation Project would utilize energy during construction activities. However, the amount of energy used would not significantly affect current power sources or supplies. Future development on the site will be subject to a separate environmental review. Therefore, no potential significant adverse energy impacts are expected as a result of the proposed action.

O. Traffic and Transportation

Until future development as part of the Hunts Point WPCP Phase III Upgrade project, the site of the Barretto Point Site Remediation Project will remain vacant after the construction of the proposed action. Future development on the site will be subject to a separate environmental review. Therefore, no potential significant adverse traffic and transportation impacts are anticipated with the Barretto Point Site Remediation project. Potential traffic and transportation impacts during the construction of the proposed remediation project are described in Section S, Construction Impacts.

P. Transit and Pedestrians

Until future development as part of the Hunts Point WPCP Phase III Upgrade project, the site of the Barretto Point Site Remediation Project will remain vacant after the construction of the proposed action. Future development on the site will be subject to a separate environmental review. Therefore, no potential significant adverse transit and pedestrian impacts are anticipated with the Barretto Point Site Remediation project.

Q. Air Quality

Until future development as part of the Hunts Point WPCP Phase III Upgrade project, the site of the Barretto Point Site Remediation Project will remain vacant after the construction of the proposed action. Future development on the site will be subject to a separate environmental review. Therefore, no potential significant adverse air quality impacts are anticipated with the Barretto Point Site Remediation project. Potential air quality impacts during the construction of the proposed remediation project are described in Section S, Construction Impacts.

R. Noise

Until future development as part of the Hunts Point WPCP Phase III Upgrade project, the site of the Barretto Point Site Remediation Project will remain vacant after the construction of the proposed action. Therefore, no potential significant adverse noise impacts are anticipated with the Barretto Point Site Remediation project. Future development on the site will be subject to a separate environmental review. Potential noise impacts during the construction of the proposed remediation project are described in Section S, Construction Impacts.

S. Construction Impacts

The Barretto Point Site Remediation Project is expected to be completed in 12 months with excavation activities occurring on the site for approximately six months.

1. Hazardous Materials

See Section J Hazardous Materials, above.

2. Traffic and Transportation

The period of construction for the Barretto Point Site Remediation Project is expected to be 12 months. However, excavation would only be performed for 6 months during that period of time. The excavation work would require the largest number of trucks traveling onsite/offsite. During the period of excavation, it is expected that 10 trucks per day or less than 2 trips per peak hour access the site. This number is well below the CEQR threshold requiring a traffic analysis. The construction vehicles would follow the Hunts Point truck routes to and from Bruckner Boulevard to the Hunts Point WPCP via Tiffany Street and Leggett Avenue (see Attachment O-1 for the truck routes).

Workers are expected to arrive at the Hunts Point WPCP by car between 7:00 am and 8:00 am and depart the site between 3:00 pm and 4:00 pm daily. The number of vehicles would be below the CEQR threshold of 50 vehicle trips per peak hour, therefore, an analysis is not required. The peak hour for worker vehicles would not overlap with truck trips. The Bruckner Expressway and service roads would provide the main access to the Hunts Point peninsula for the Hunts Point WPCP construction worker vehicles. The most likely and direct route for construction workers would be via Tiffany Street.

The contractor for the construction work is responsible for providing off-site parking for the construction workers. Even if the contractor were not to provide off-site parking, no significant adverse impacts on parking would occur. The surrounding area contains primarily low-density industrial uses that generate little traffic throughout the day. With curbside regulations permitting parking during regular daytime hours and restricting parking on alternate sides during the 3:00 to 6:00 AM hours for street cleaning purposes, an abundance of curbside parking spaces is available within a short walking distance from the project site. Currently, most construction workers rely on the usage of nearby on-street parking in the areas of Manida, Coster and Bryant Streets between Ryawa and Viele Avenues, and along Ryawa Avenue between Manida Street and just east of Bryant Street. Curb space along Faile Street is mostly unavailable due to continuous truck loading curb cuts. Beyond these streets that are currently occupied by site-related vehicles, substantially more parking is available along Viele Avenue for most of its length. Therefore, construction workers for the Barretto Point Site Remediation Project could be accommodated at existing off-site parking spaces even if the contractor were not to provide an off-site parking area. With the contractor's provision of an off-site parking area, there would be less demand for off-site parking spaces on streets in the area.The period of site remediation is expected to be of short duration and construction activities would generate traffic below the CEQR threshold. Therefore, no potential significant adverse traffic impacts are expected as a result of the proposed action.

3. Air Quality

Volatile Organic Compounds (VOCs)

The primary VOCs that were detected at elevated levels in the soils in the 0.7-acre area of the former paint and varnish manufacturing facility are ethylbenzene and xylenes. Additional VOCs that were detected in the soils at elevated concentrations are phenol, 2-methylphenol, fluoranthene, and pyrene. Polyaromatic hydrocarbons (PAHs) benzo(a) anthracene, chrysene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)pyrene and dibenzo(a,h)anthracene were also detected at elevated concentrations. These PAHs have been identified by the USEPA as probable human carcinogens. PAHs are products of incomplete combustion and are common in soil in urban areas. The total carcinogenic PAH (cPAH) concentrations and the concentrations of benzo(a)pyrene were identified as indicators of contamination for the site.

To minimize the effects of the emissions during the remedial activities at the site, a temporary enclosure would be installed covering the excavation area. The air inside the enclosure would be exhausted by a ventilation system passed through a bed of activated carbon to reduce (with at least 99% control efficiency) air emissions from the site. An onsite air stripper used to treat contaminated groundwater is also a potential source of air contaminants in the analysis. The offgas from the air stripper will be treated with vapor phase activated carbon.

An assessment of potential impacts from the release of airborne contaminants during excavation of soils and groundwater treatment was conducted using USEPA-approved computations to estimate emission rates for specific target compounds and using a USEPA-approved dispersion model to predict ambient air concentrations. The air quality analysis considered a scenario in which air contaminant emissions are generated within a

temporary enclosure covering the excavation area. The predicted ambient air concentrations of each target compound were then compared to applicable NYSDEC guidance concentrations. Combined impacts with other existing WPCP sources (e.g., aeration tanks) were also considered in this analysis. In addition, the potential for odor-related impacts was assessed by comparing ambient concentrations of target compounds to published odor thresholds.

The predicted ambient air concentrations of target compound VOCs at offsite receptors, including the adjacent Barretto Point Park, were compared to NYSDEC Air Guide-1 short-term (SGC) and annual (AGC) guideline concentrations to identify potential exceedances of the guideline levels. Table 1 presents the maximum predicted short-term impacts from the remediation in comparison to the 1-hour short-term guideline concentration. Table 2 presents the maximum predicted annual average impacts from the remediation in comparison to the annual guideline concentrations. As indicated in these tables, the maximum predicted incremental ambient concentrations are well below the corresponding SGC/AGC.

Table 1
Maximum Short-term Impacts

	Source Impacts (ug/m3)				
Pollutant	**Enclosure Carbon Vent Stacks**	**Air Stripper Carbon Stack**	**Total Impact (ug/m3)**	**SGC (ug/m3)**	**% of SGC**
Xylene	67.76	0.70	68.46	4,300	1.59%
Ethyl benzene	39.30	0.24	39.54	54,000	0.07%
4-methyl-2-pentanone	18.64	NA	18.64	31,000	0.06%
Benzene	NA	0.46	0.46	1,300	0.04%
Methylene chloride	NA	0.39	0.39	14,000	0.00%

Table 2
Annual Average Impacts

	Source Impacts (ug/m3)				
Pollutant	**Enclosure Carbon Vent Stacks**	**Air Stripper Carbon Stack**	**Total Impact (ug/m3)**	**AGC (ug/m3)**	**% of AGC**
Xylene	5.3E-02	2.0E-02	7.3E-2	100	0.07%
Ethyl benzene	3.5E-02	6.9E-03	4.2E-02	1000	0.00%
n-propyl benzene	7.3E-02	9.8E-03	8.2E-02	0.1	82.4%
Benzene	NA	1.3E-02	1.3E-02	1.3E-01	10.1%
Methylene chloride	1.7E-03	1.1E-02	1.3E-02	2.1	0.6%

Combined impacts with other WPCP sources (e.g., aeration tanks) were also considered. Three of the VOCs identified in the remediation area would also be emitted either in the wastewater process or the combustion process including ethylbenzene, benzene, and xylene. Based on an environmental review conducted for the Phase II Hunts Point WPCP Upgrade, ethylbenzene and benzene were identified from both process and combustion sources. The short-term impacts were 13.20 and 10.96 $\mu g/m^3$, respectively. The annual impacts were 0.72 and 0.51 ug/m^3, respectively. The total combined short-term impacts from the Phase II EA and the Barretto Point remediation are 52.74 $\mu g/m^3$ and 11.42 $\mu g/m^3$ for ethylbenzene and benzene, respectively. The total combined annual impacts are 7.6E-01 and 0.52 $\mu g/m^3$, respectively. Also, xylene was identified as being emitted from the combustion sources. The short-term and annual impacts were 0.16 and 7.4E-05 $\mu g/m^3$. The total combined short-

term and annual impact from xylene for remediation and WPCP sources is 69.0 and 7.3E-02 µg/m^3. These impacts are below all the threshold values.

Therefore, based on the assessment above, no potential significant adverse VOC impacts are expected from the Barretto Point Site Remediation project.

Odor

In addition, the potential for odor-related impacts on the surrounding community, including Barretto Point Park, was assessed by comparing short-term incremental concentrations of the target compounds and published odor thresholds (see Table 3). As indicated in the table, the maximum predicted incremental concentrations are well below the published odor thresholds. Therefore, the Barretto Point Remediation is not expected to result in potential significant adverse odor impacts on the surrounding community including Barretto Point Park.

Table 3
Target Compound Impacts vs. Odor Thresholds

Compound	Short-term Impact (µg/m3)	Odor Detection Threshold (µg/m3)
Xylene	68.46	1,500
Ethyl benzene	39.54	400
4-methyl-2-pentanone	18.64	9,700
n-propyl benzene	NA	Not published
Benzene	0.46	108,624
Methylene chloride	0.39	500,218

Notes:
All values are from "Reference Guide to Odor Thresholds for Hazardous Air Pollutants Listed in the Clean Air Act Amendments of 1990", March 1992 (EPA/600/R-92/047) except for 4-methyl-2-pentanone. The values presented are “detected” “peer reviewed”. The odor detection threshold for 4-methyl-2-pentanone was obtained from Spectrum Laboratories at: http://www.speclab.com/compound/c108101.htm. The odor detection concentration in air was assumed.

Particulate Matter

Potential particulate matter impacts from the proposed remediation activities would be insignificant for several reasons. First, the excavation activities would be conducted within the confines of the site enclosure which would eliminate wind blown dusts as a source of fugitive particulate matter. Second, the enclosure ventilation system will include a particulate matter pre-filter upstream of the carbon units which would capture a significant amount of suspended particulate matter which may result from soil transfer activities. Third, the time duration of the construction activities would be limited. Finally, the onsite construction equipment is expected to be fitted with diesel particulate filters (dpf) which would significantly reduce particulate matter emissions from engine emissions. Based on the above, no potential significant adverse impacts from particulate matter on the community and Barretto Point Park users would be expected with the proposed remediation.

Air Monitoring During Remediation Activities

The NYSDOH and NYSDEC require real-time air monitoring to provide a measure of protection for downwind communities from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The Community Air Monitoring Program (CAMP) is designed to identify and quantify airborne contaminants to determine the exposure at off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities. Monitoring for VOCs will be conducted using a photoionization detector (PID). The PID is capable of calculating 15 minute running average concentrations and is equipped with an audible alarm to indicate exceedance of the action level. If the ambient air concentration of

VOCs at the downwind perimeter of the work area exceeds 5 parts per million (ppm) above the background for the 15-minute average, work activities will be temporarily halted and monitoring continued. If the VOC level readily decreases (per instantaneous readings) below 5-ppm over the background, work activities can continue. If the ambient air concentration of total VOCs at the downwind perimeter of the work area persists at 5-ppm but less than 25-ppm, work activities must be halted until the source of the contaminant is identified and corrective actions are taken which reduce the emissions. Continuous monitoring is required for all ground-intrusive activities during the excavating and handling of soil/waste.

Monitoring for particulates will be conducted using a real-time particulate monitor that measures the concentration of airborne respirable particulates less than 10 micrometers in size (i.e., PM_{10}). The particulate monitor is capable of calculating 15-minute running average concentrations and is equipped with an audible alarm to indicate exceedance of an action level. Particulates will be monitored at upwind and downwind perimeters of the immediate work area on a continuous basis during all ground intrusive work activities. If the downwind PM_{10} particulate level is more than 100 micrograms per cubic meter (ug/m^3) greater than background (i.e., upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, dust suppression methods will be employed. Work may continue if the downwind PM_{10} levels do not exceed 150 ug/m^3 above the upwind PM_{10} level. If, after implementation of appropriate dust suppression techniques, downwind PM_{10} levels are greater than 150 ug/m^3 above the upwind PM_{10} level, work activities will cease and a reevaluation of work activities will be initiated.

Air samples will be collected continuously at the upwind and downwind perimeters of the work zone during ground-intrusive activities to provide lab samples for TAL metals. If the lab results indicate that the downwind TAL metal exceeds its USEPA ambient air standard, work activities must cease until the source of the contaminants is determined and corrective actions taken.

Air samples will be collected continuously at the upwind and downwind perimeters of the work zone during ground-intrusive activities to provide lab samples for polyaromatic hydrocarbons (PAHs). If the lab results indicate that the downwind PAHs exceed the USEPA ambient air standards, work activities must cease until the source of the contaminant is determined and corrective actions taken.

4. Noise

Mobile Sources

The construction traffic noise analysis was conducted by using the construction traffic information above and background traffic data collected and projected during the Phase II Upgrade environmental review. An approximate doubling of the number of passenger car equivalents (PCEs) would result in approximately 3-decibel increase in the ambient noise level, the threshold at which a change in noise level would be detectable by the human ear. At this level, CEQR requires a detailed noise evaluation. Based on the background traffic data, the Barretto Point Site Remediation construction traffic would not represent a doubling of PCEs and would not cause an increase in peak hour ambient noise levels that would exceed the 3-decibel CEQR threshold. Therefore, no potential significant adverse mobile source noise impacts are expected during the construction of the Barretto Point Site Remediation project.

Stationary Sources

Construction noise is regulated by the New York City Noise Control Code and EPA noise emission standards for construction equipment. Generally, the requirements mandate that construction equipment and motor vehicles meet specified noise emission standards; and that construction activities be limited to weekdays between the hours of 7:00 am and 6:00 pm.

The Barretto Point Remediation construction period would last approximately 12 months. Construction equipment expected on the site would include: heavy trucks (approximately 8 per peak hour); crawler crane (1 on-site); pile driver (1 on-site); backhoe (3 on-site); loader (3 on-site); excavator (1 on-site); dump trucks (approximately 5 per

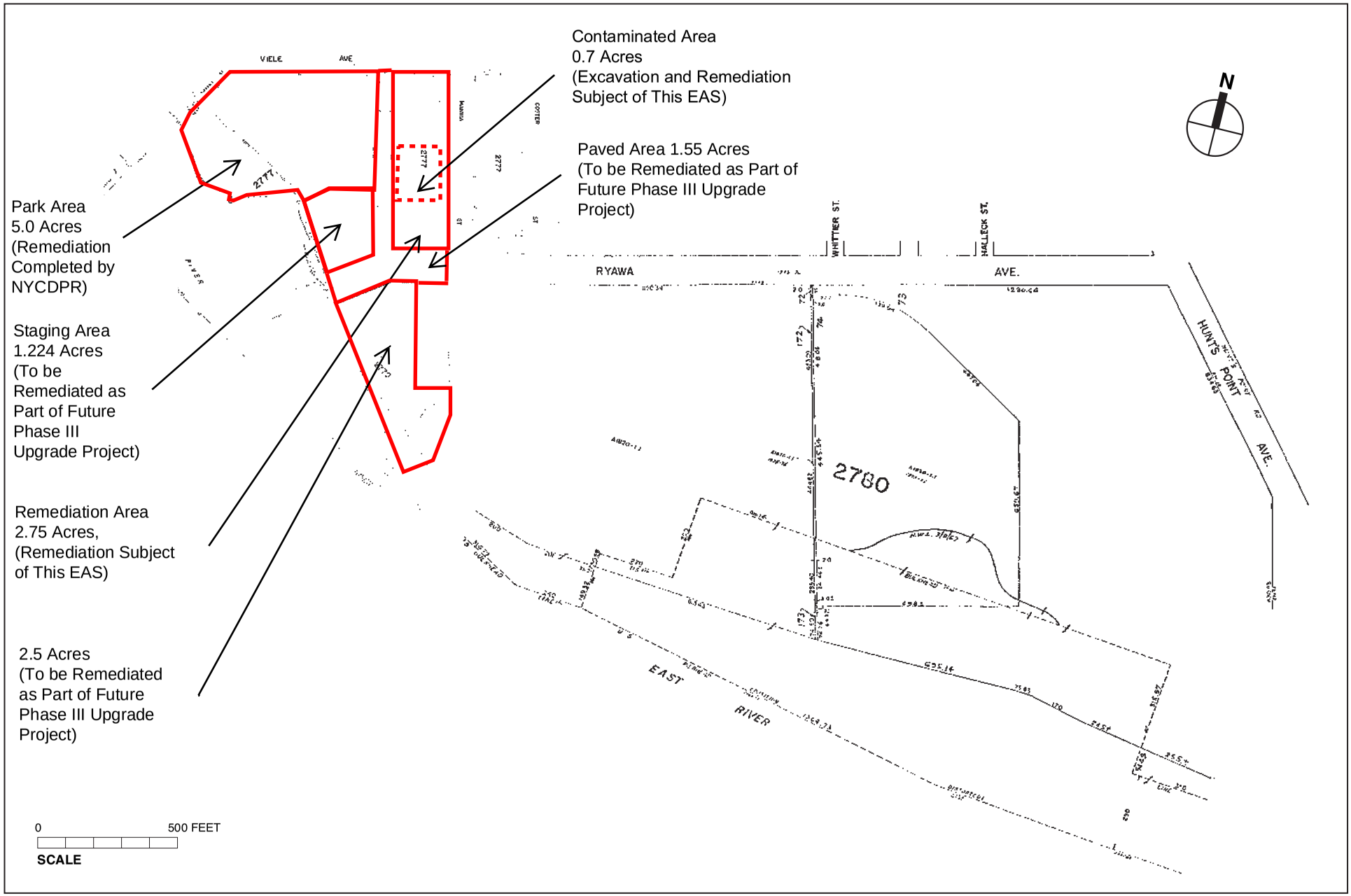
peak hour); pumps (2 on-site); generator (1 on-site); dozer (1 on site). Based on these pieces of equipment, it is estimated that the maximum predicted one-hour equivalent noise levels ($L_{eq(1)}$) would be 72.1 dBA at the fence-line. At a distance of 50 feet within the adjacent Barretto Point Park, the predicted maximum $L_{eq(1)}$ noise levels would be 71.2 dBA. This area of Barretto Point Park contains planted areas and a walking path. Based on the guidelines set forth in the CEQR Technical Manual, these noise levels are marginally unacceptable within areas that include a variety of sensitive receptor types (i.e., residential, hospital, school, museum, etc.).

The noise levels described above would be above the CEQR recommended level for parks (55 dBA L_{10}), and it is expected that noise from construction activities would be perceptible to park users. However, construction would be of limited duration, and the noise levels described above are maximum predicted noise levels, not average incremental noise levels during construction. Construction activities are not likely to occur on weekends when the park would experience its heaviest usage. Park visitors would not suffer a significant loss of enjoyment of the park facilities during the period of construction. Therefore, no significant adverse impacts from noise would occur with the Barretto Point Site Remediation project.

T. Public Health and Safety

Until future development as part of the Hunts Point WPCP Phase III Upgrade project, the site of the Barretto Point Site Remediation Project will remain vacant after the construction of the proposed action. Furthermore, the excavation and remediation of currently contaminated soil would result in a public health and safety benefit related to hazardous materials (see Section J, Hazardous Materials for detailed information). Hazardous materials remediation will be done in accordance with all Federal, State and Local regulations. Remediation of the 0.7-acre area will occur within a temporary enclosure and with additional controls including air monitoring (see Section S, Construction Impacts for detailed air quality during construction information). No potential significant adverse air or hazardous materials impacts are expected as a result of the proposed action. Future development on the site will be subject to a separate environmental review. Therefore, no significant adverse public health and safety impacts are anticipated with the Barretto Point Site Remediation project.

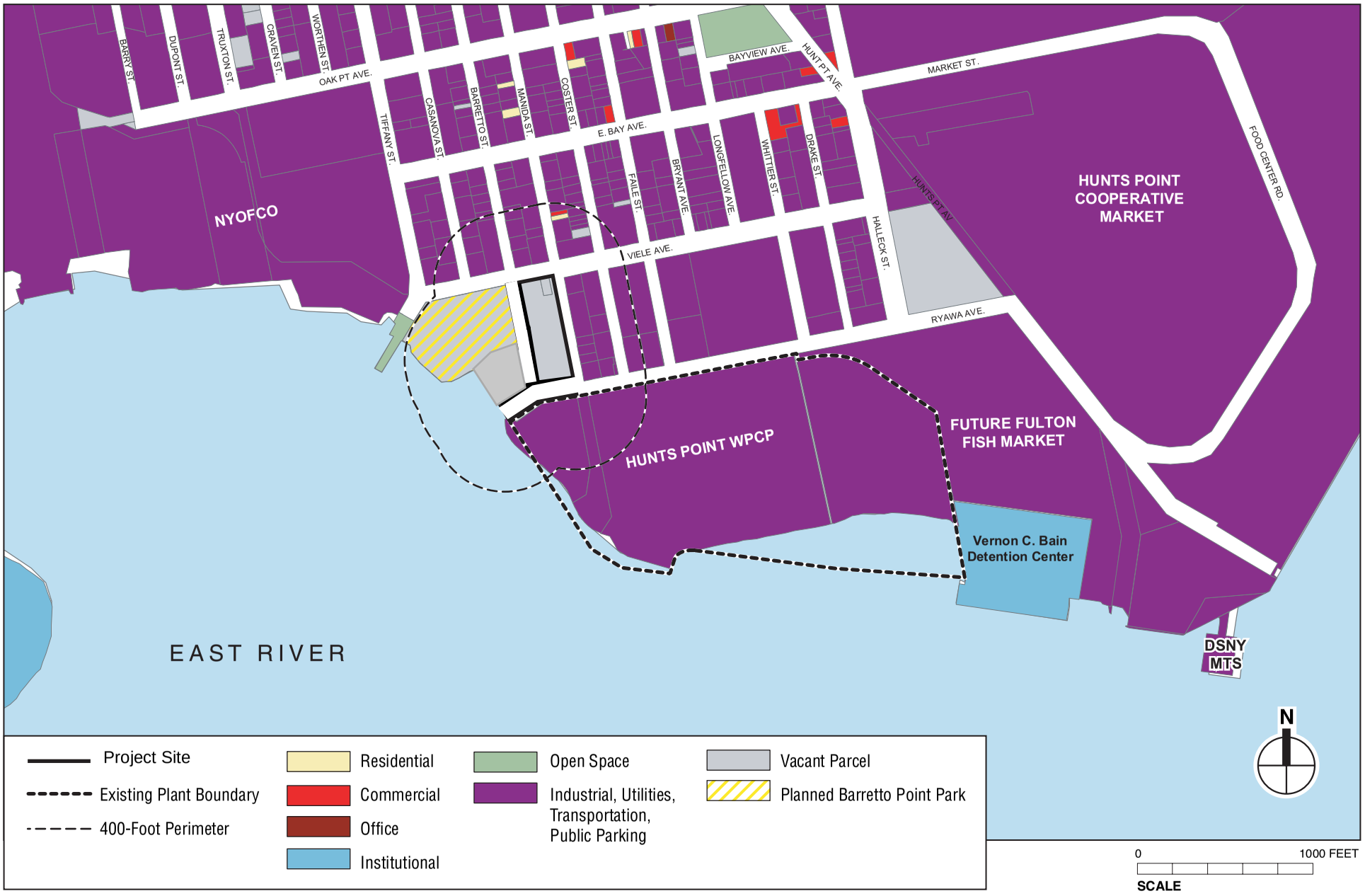
7.22.05



Barretto Point Site Remediation

SITE AREAS
ATTACHMENT 1

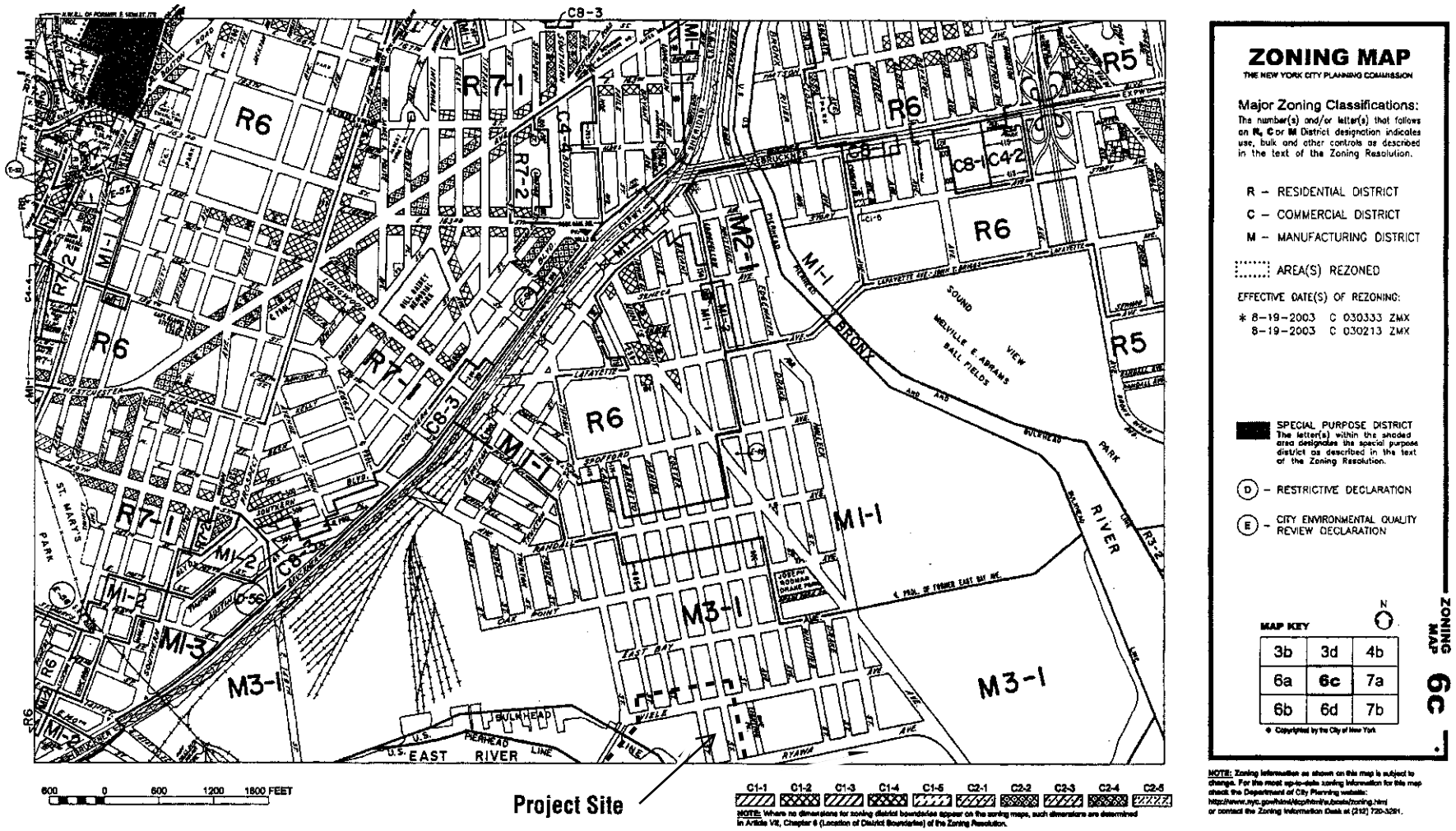
7.22.05



Barretto Point Site Remediation

Land Use Map
ATTACHMENT 2

7.19.05

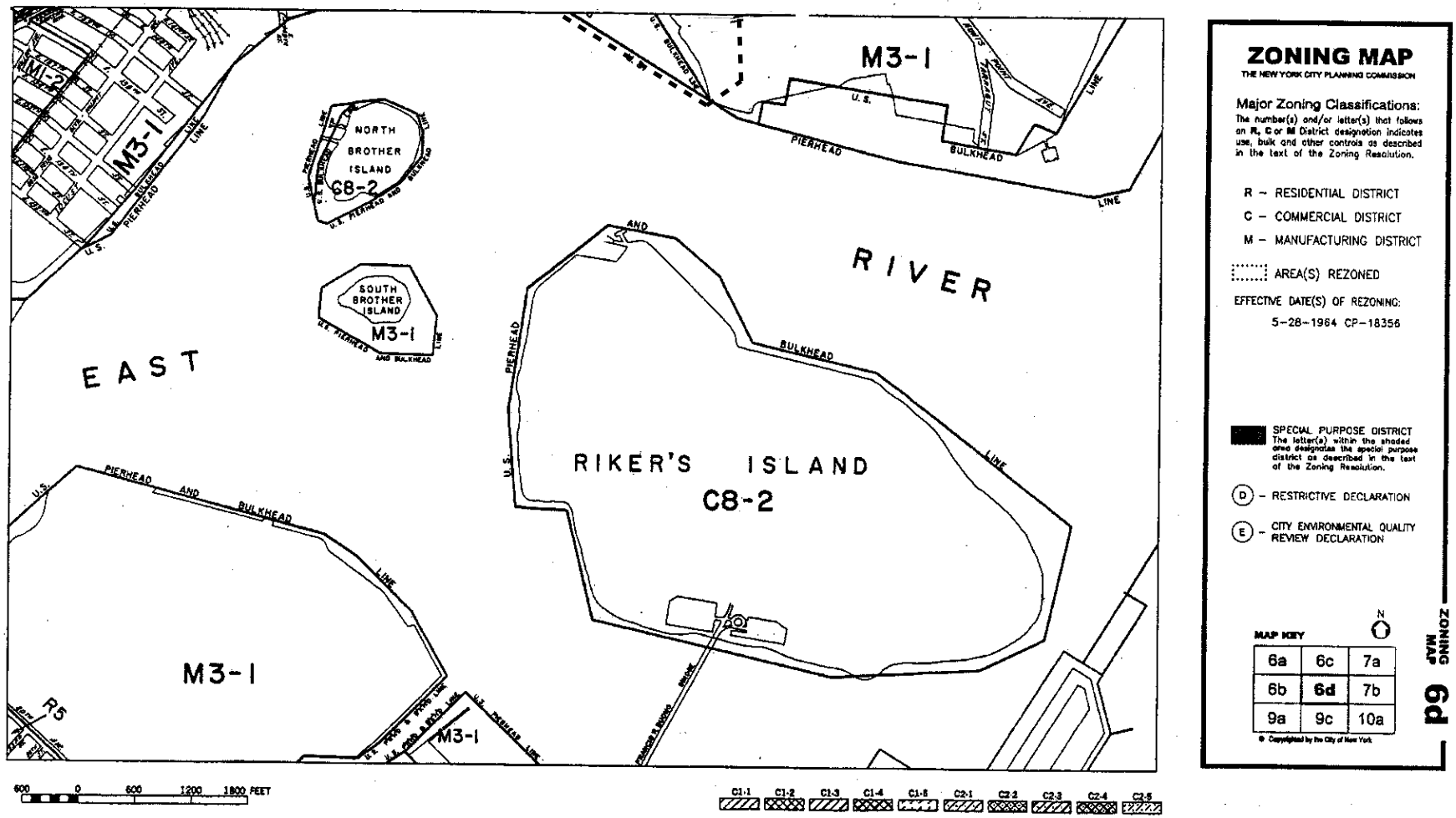


Barretto Point Site Remediation

- - - - - 400 Foot Buffer

Zoning
ATTACHMENT 3

7.19.05



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:

5-28-1964 CP-18356

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

(D) – RESTRICTIVE DECLARATION

(E) – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

MAP KEY

6a	6c	7a
6b	**6d**	7b
9a	9c	10a

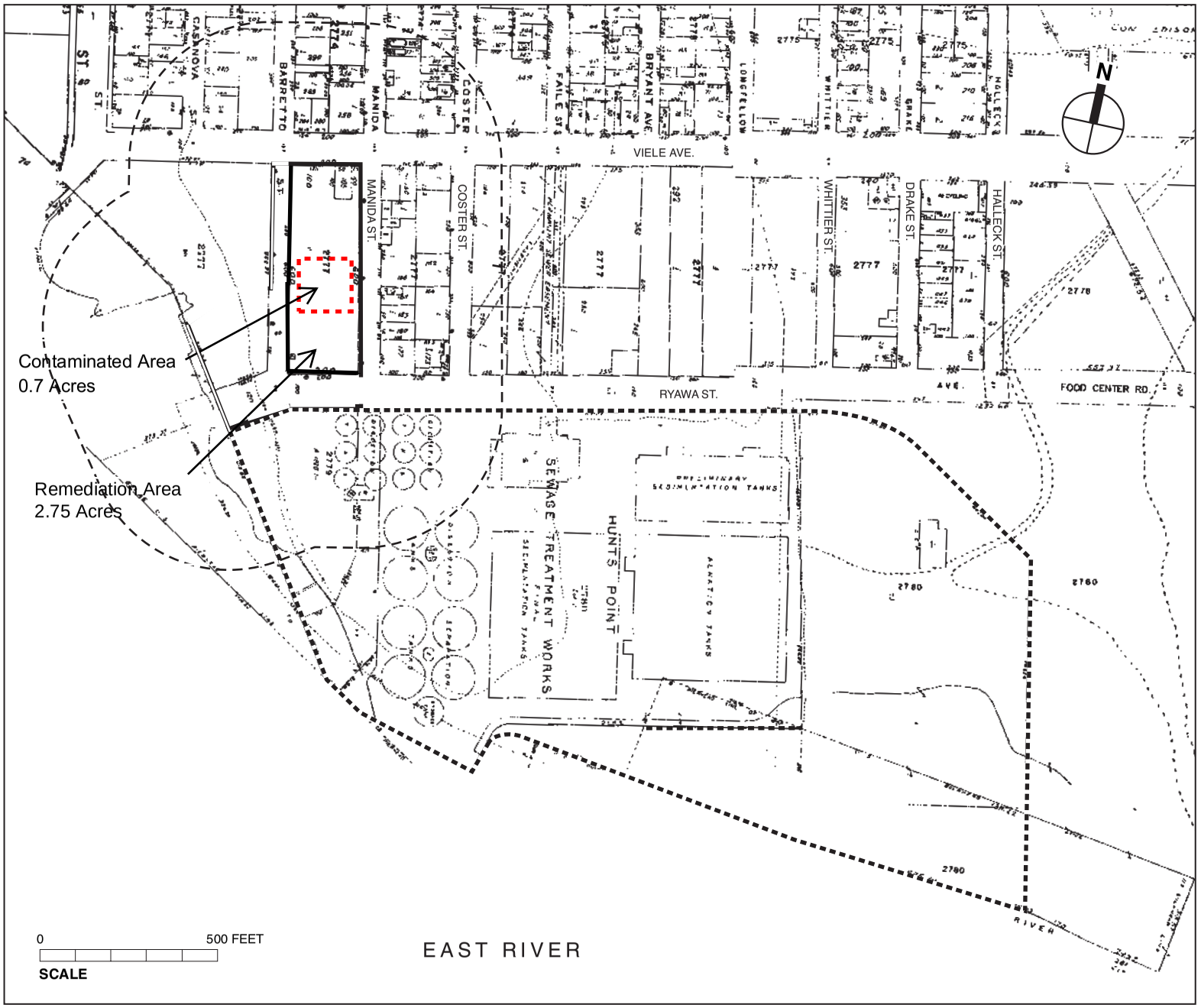
ZONING MAP 6d

Barretto Point Site Remediation

------ 400 Foot Buffer

Zoning
ATTACHMENT 4

7.22.05



Existing Plant Boundary

Project Site

400-Foot Buffer

TAX MAP
ATTACHMENT 5

Barretto Point Site Remediation

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
100 Old Slip, New York, NY 10005 (212) 487-6800

ENVIRONMENTAL REVIEW

DEP/LA-CEQR-X — 05/12/00
PROJECT NUMBER — DATE RECEIVED

PROJECT: HUNTS POINT WPCP

[X] No architectural significance

[X] No archaeological significance

[ ] Designated New York City Landmark or Within Designated Historic District

[ ] Listed on National Register of Historic Places

[ ] Appears to be eligible for National Register Listing and/or New York City Landmark Designation

[ ] May be archaeologically significant; requesting additional materials

COMMENTS

Gina Santucci — 05/19/00
SIGNATURE — DATE

Attachment F-1

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE
Bernadette Castro
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189 518-237-8643

June 6, 2006

Donald Rubin
URS
Mack-Cal : Center 2
Mack Center Drive
Paramus, New Jersey 07652

Re: CORPS PERMITS/DEC
Hunts Point WPCP/Barretto Point Site
Remediation, south of Viele Ave.
between Barretto St. & Manida
Bronx, Bronx County
06PR03020

Dear Mr. Rubin:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966.

Based upon this review, it is the SHPO's opinion that your project will have No Effect upon cultural resources in or eligible for inclusion in the National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

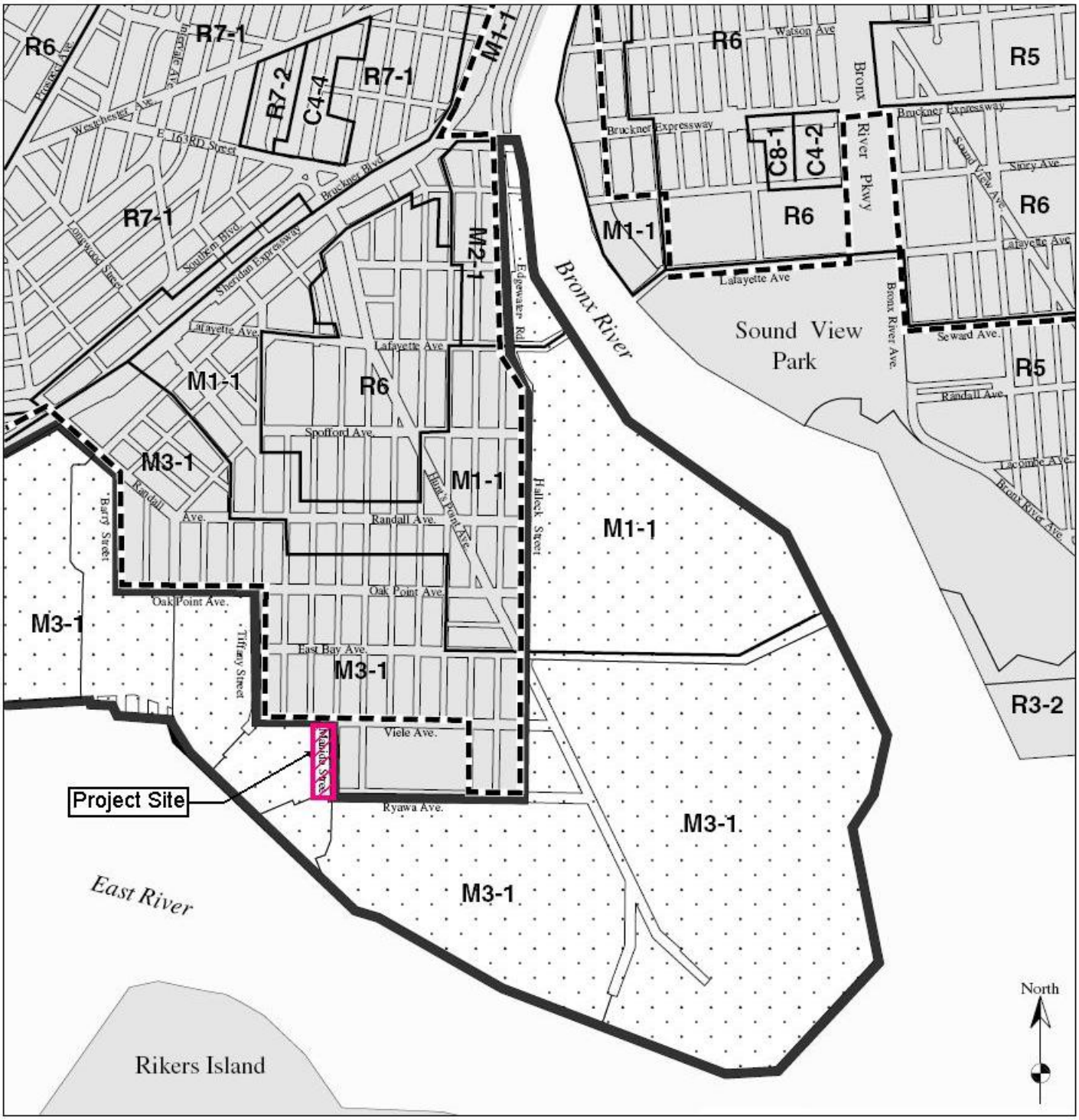
Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont
Director

RLP:bsa

ATTACHMENT F-2



South Bronx SMIA

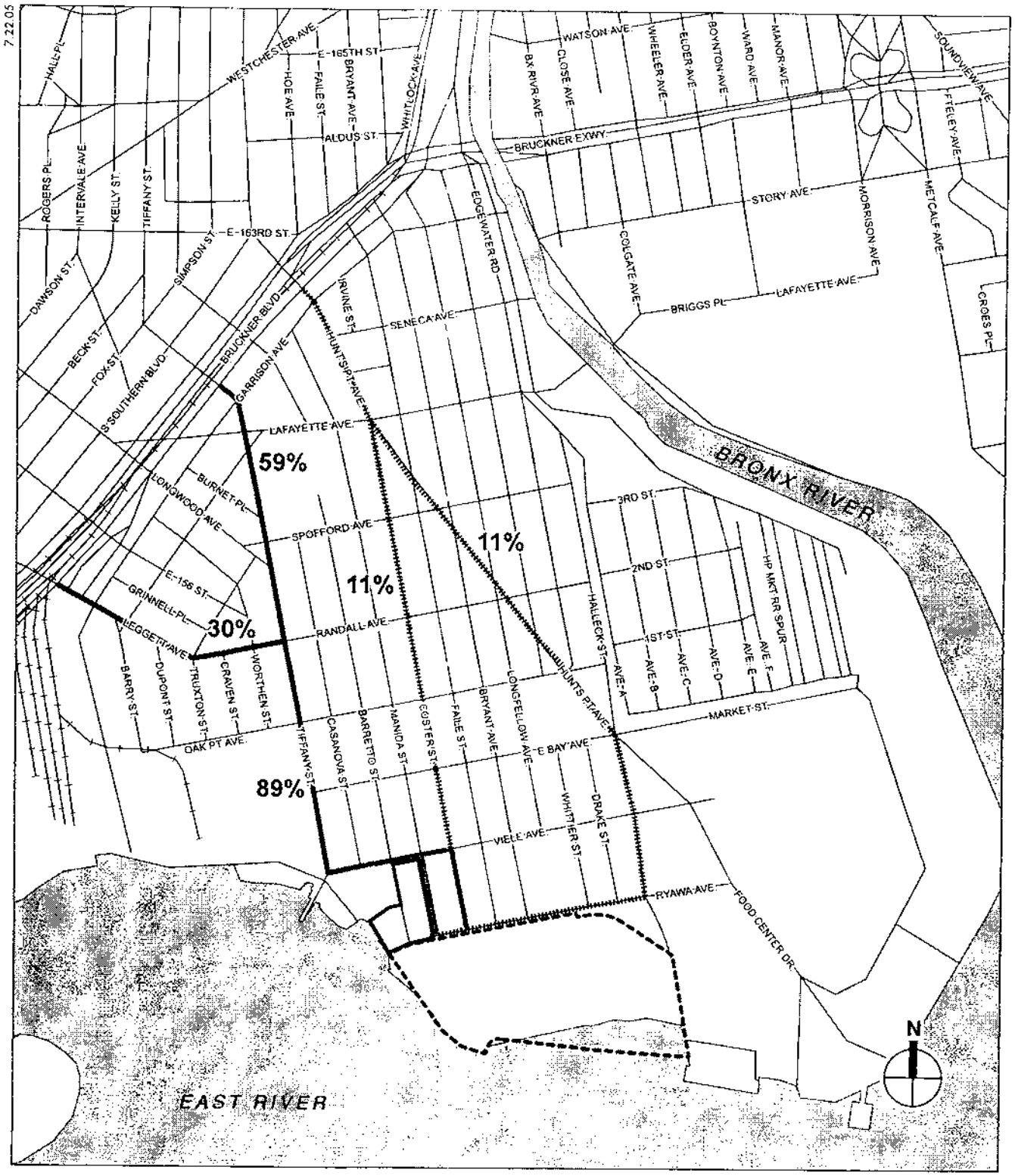
Significant Maritime and Industrial Area

Coastal Zone Boundary

M2-1 Zoning District

WATERFRONT REVITALIZATION PROGRAM

Attachment K-1



Truck and Auto Routes to WPCP Site

Hunts Point Water Pollution Control Plant Site Selection

Attachment 10b

Attachment O-1