

Police Academy – College Point, Queens
CHAPTER 6: WATERFRONT REVITALIZATION PROGRAM

A. INTRODUCTION

This chapter examines the compliance of the Proposed Action with the City's Waterfront Revitalization Program (WRP). A review of the City's coastal zone boundary maps indicates that the entire project site is located within the designated NYC coastal zone boundary (refer to Figure 6-1). As such, the Proposed Action is subject to review for its consistency with the City's Waterfront Revitalization Program.

A local WRP, such as New York City's, is authorized under the State's Coastal Management Program, which, in turn, stems from federal coastal zone legislation. The Coastal Zone Management (CZM) Act of 1972 was established to encourage and assist the states in preparing and implementing management programs to "preserve, protect, develop, and where possible, to restore or enhance the resources of the nation's coastal zone." The Act stipulates that federal actions and federally funded actions within the coastal zone must be, to the maximum extent feasible, consistent with approved state management programs.

Consistency with waterfront policies is a key requirement of the coastal management program established in New York State's *Waterfront Revitalization and Coastal Resource Act* of 1981. The State program contains 44 coastal policies and provides for local implementation when a municipality adopts a local waterfront revitalization program (LWRP). The New York State Department of State administers the State's coastal management program, and is responsible for determining whether federal actions are consistent with the coastal policies. For actions directly undertaken by State agencies, including funding assistance, land transactions and development projects, the State agency with jurisdiction makes the consistency determination, which is filed with the Department of State.

The WRP is the city's principal coastal zone management tool, and is included as part of New York State's Coastal Zone Management Program. As originally adopted in 1982 and revised in 1999, it establishes the City's policies for development and use of the waterfront and provides the framework for evaluating the consistency of all discretionary actions in the coastal zone with those policies. When a proposed project is located within the coastal zone and it requires a local, state, or federal discretionary action, a determination of the project's consistency with the policies and intent of the WRP must be made before the project can move forward.

Local discretionary actions, including those subject to land use (ULURP), environmental (CEQR) and Board of Standards and Appeals (BSA) review procedures, are reviewed for consistency with the WRP policies. WRP review of local actions is coordinated with existing regulatory processes and in most instances occurs concurrently. For local actions requiring approval by the City Planning Commission, the Commission acting as the City Coastal Commission makes the consistency determination. For local actions that do not require approval by the City Planning Commission but do require approval by another city agency, the head of that agency makes the final consistency determination. For federal and state actions within the city's coastal zone, such as dredging permits, the Department of City Planning, acting on behalf of the City Coastal Commission, forwards its comments to the state agency making the consistency determination.

A proposed action or project may be deemed consistent with the WRP when it would not substantially hinder and, where practicable, will advance one or more of the ten WRP policies, dealing with: (1)

residential and commercial redevelopment; (2) water-dependent and industrial uses; (3) commercial and recreational boating; (4) coastal ecological systems; (5) water quality; (6) flooding and erosion; (7) solid waste and hazardous substances; (8) public access; (9) scenic resources; and (10) historical and cultural resources.

In accordance with the guidelines of the *CEQR Technical Manual*, a preliminary evaluation of the Proposed Action's potential for inconsistency with the WRP policies was undertaken. This preliminary evaluation requires completion of the Consistency Assessment Form, which was developed by the Department of City Planning to help applicants identify which Waterfront Revitalization Program policies apply to a specific action. The questions in the Consistency Assessment Form are designed to screen out those policies that would have no bearing on a consistency determination for a proposed action. For any questions that warrant a "yes" answer or for which an answer is ambiguous, an explanation should be prepared to assess the consistency of the proposed action with the noted policy or policies.

A Consistency Assessment Form (CAF) was prepared for the Proposed Action, and is appended to this chapter (Appendix A). As indicated in the form, the Proposed Action was deemed to require further assessment of Policies 1.1, 1.2, 5.1, 5.3, 6, 6.1, and 7.2 and 9.1. Most of the WRP policies relate to actions that would affect properties on or near the waterfront. While the proposed Academy site is located within close proximity to the waterfront, there is no visual access of the waterfront from the site, and many of the WRP policies are not applicable. The closest waterfront access is located approximately a quarter-mile from the site.¹ Therefore, Policies 1.1, 1.2, 5.1, 5.3, 6, 6.1, and 7.2 and 9.1 are discussed in detail below. As described below, the Proposed Action is consistent with applicable WRP policies.

Please note that the project site is located approximately 700 feet north of Flushing Bay/Flushing River, the closest waterfront area. There is no visual access from the site to the waterfront. Therefore, the project site is not considered a waterfront site. In addition to flood control, the onsite, man-made drainage ditch described on the CAF provides the only outlet for stormwater and drainage from adjacent areas surrounding the project site, including the freshwater wetland at the former Flushing Airport site located approximately a quarter mile northeast of the project site, to flow into the Flushing Bay/Flushing River. As mentioned in the CAF, the central and southern areas of the ditch are currently tidally influenced, and the northern area, above the tide gates, contains freshwater.

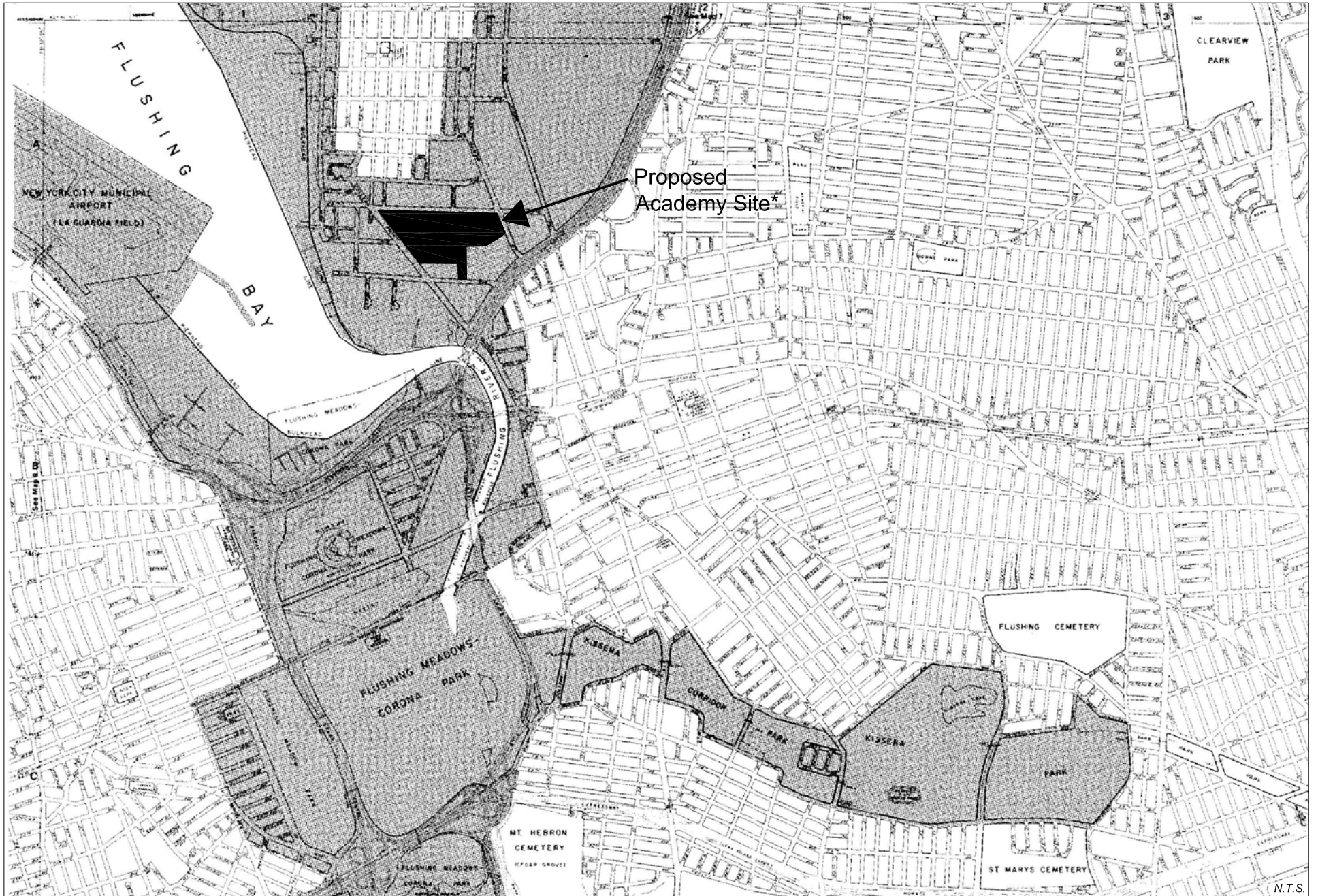
B. CONSISTENCY WITH LWRP POLICIES

New York City's WRP consists of 10 policies, which are intended to maximize the benefits derived from economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among these objectives. Each of the policies that were identified in the CAF as requiring further assessment are presented below, followed by a discussion of the Proposed Action's consistency with the policy.

Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.

1.1 Encourage commercial and residential redevelopment in appropriate coastal zone areas.

¹ The Flushing Bay waterfront is located approximately a quarter-mile west of the proposed Academy site and Flushing Creek is located approximately a quarter-mile to the south of the site.



Source: NYC Department of City Planning
 Coastal Zone Boundary of New York: Section 10

N.T.S.
 *Site boundary is approximate

Compliance Statement:

The proposed 35-acre Academy site is located within the City's Coastal Zone boundary in College Point Corporate Park in the College Point neighborhood of the borough of Queens. Set on 550 acres in the northern area of the borough, this area has been the focus of a concentrated City redevelopment effort for many years. Recent amendments to the New York City Zoning Resolution have been implemented to foster new commercial and residential waterfront development in what has traditionally been an industrial area. The proposed Academy site is also located within the College Point II Industrial Urban Renewal Area (URA). The URA, similar to the goals of the WRP, intends to redevelop available land by removing blight and maximizing appropriate land uses. As a result of these policy measures, new businesses have been introduced to the area, including office operations, light manufacturing, printing, distribution, and retail.

While the proposed development site is not zoned for residential development, the area is zoned for commercial and public facility uses, such as the proposed Academy. The project site provides an ideal location for the proposed Academy in terms of its size, and compatibility of surrounding uses. Although it is not directly a waterfront site, the proposed Academy will improve area and site conditions by developing an underutilized coastal zone site which currently features a paved tow pound, with an attractive, modern, LEED-certified building and implementing landscaping improvements in and around the onsite man-made drainage ditch, the only natural feature on the site. Upon completion, the proposed Academy would be operable 24 hours a day, and accommodate in-service training and approximately 1,980 recruits per graduating class. In addition, the facility will include a police museum, which is expected to attract additional visitors (non-police recruits) to the area.

The proposed Academy is expected to encourage commercial and residential redevelopment in the area by substantially improving the physical and natural conditions on the Project site and attracting people into the area who in turn can be expected to use local businesses and add vitality and vibrancy to the coastal zone area in College Point, Queens.

As mentioned above, although the project site is not located on the immediate waterfront, the proposed Academy would encourage commercial and residential development in the area and enhance and diversify what has traditionally been an industrial area. Therefore, the proposed Academy would be consistent with this policy.

1.2 Encourage non-industrial development that enlivens the waterfront and attracts the public.**Compliance Statement:**

Although it is not directly located on a waterfront site, the proposed Academy, as a non-industrial development, will improve area and site conditions by developing an underutilized site whose dominant feature is a paved tow pound with an attractive, modern, LEED-certified building, and implementing landscaping improvements in and around the man-made drainage ditch, the only natural feature on the site. Upon completion, the proposed Academy would be operable 24 hours a day, and accommodate over 2,000 recruits and staff. The facility will also include a police museum which is expected to attract additional visitors (non-police recruits) to the area. It is expected that the additional staff, recruits, in-service and visitors to the proposed Academy would use area commercial businesses, and add economic vitality to the area which would further encourage non-industrial development, enliven the waterfront and attract the public. Therefore, the proposed Academy would be consistent with this policy.

Policy 5: Protect and improve water quality in the New York City coastal area.**5.1 Manage direct or indirect discharges to waterbodies.****Compliance Statement:**

The proposed Academy would protect and improve water quality in the New York City coastal area. As mentioned previously, the project site is currently dominated by a NYPD tow pound which contains approximately 3,000 vehicles, 1,300 motorcycles and 600 auto parts on a paved asphalt lot. Stormwater run-off containing untreated pollutants from the tow pound enters the onsite drainage ditch directly or through a series of culverts located along its banks. This untreated runoff is then drained into the Flushing Bay/Flushing River through a culvert that travels approximately 700 feet south of the project site.

By replacing the existing tow pound, the proposed Academy will protect and improve water quality by significantly reducing the amount of untreated, polluted, stormwater runoff entering the drainage ditch and the Flushing Bay/River. Further, as United States Green Building Council (USGBC) silver-rated LEED building, the proposed Academy would include several LEED-certified methods and eco-friendly elements, including green roofs, bio-swales, landscaped plazas and landscaping along the drainage ditch to manage, reduce and treat runoff and discharges from adjacent areas into area waterbodies.

The majority of the stormwater will fall on roofs of the buildings and on landscaped surfaces and would be collected and treated through a combination of natural and mechanical means to satisfy the water quality requirements stipulated in the SPDES Statewide General Permit. This treatment is expected to include removal of total suspended solids and total phosphorous, as applicable. Although this stormwater post-treatment may still discharge into the drainage ditch, the runoff is expected to be considerably cleaner than existing conditions.

The proposed Academy would also incorporate Best Management Practices for designing the stormwater systems on the Project site to control overflows into Flushing Bay/Flushing River which will protect and improve water quality in the coastal area. The proposed Academy does not propose any steam electric generating or industrial facilities, thereby further reducing the potential for direct or indirect discharges from entering the waterbody. Therefore, the proposed Academy would be consistent with this policy.

5.3 Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.**Compliance Statement:**

The proposed Academy will require minor, localized excavation in and around the drainage ditch for the replacement of existing culverts, tide gates, and structural crossovers and implementing landscaping improvements. The project site does not contain any marshes, estuaries, tidal marshes or mapped wetlands. However, since the drainage ditch is under USACE jurisdiction as a regulated “water of the United States” under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act of 1899, and is under NYSDEC jurisdiction pursuant to 6NYCRR Part 608 (Use and Protection of Waters), any excavation in the drainage ditch would need to comply with USACE and NYSDEC permitting requirements.

In addition to following procedures outlined by the USACE and NYSDEC for protecting water quality during excavating activities, the proposed Academy would incorporate Best Management Practices,

including LEED-certified methods, for designing the stormwater systems on the project site to control overflows into Flushing Bay/Flushing River. It would also include several eco-friendly elements, including green roofs, bio-swales, landscaped plazas and landscaping along the drainage ditch to reduce and treat runoff.

Excavating activities associated with the proposed Academy would not result in significant adverse impacts on water quality in any tidal freshwater wetlands in the vicinity or their ability to support aquatic wildlife, nor would it decrease refuge and nesting resources for birds, insects, amphibians, and other species. The proposed Academy would also include several improvements to the drainage ditch to help improve and protect the overall water quality. Therefore, the proposed Academy is consistent with this policy.

Policy 6: Minimize loss of life, structures and natural resources caused by flooding and erosion.

6.1 Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the condition and use of the property to be protected and the surrounding area.

Compliance Statement:

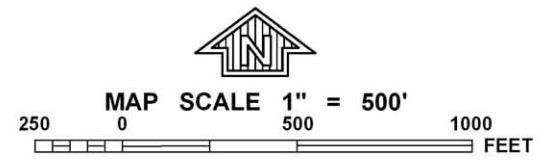
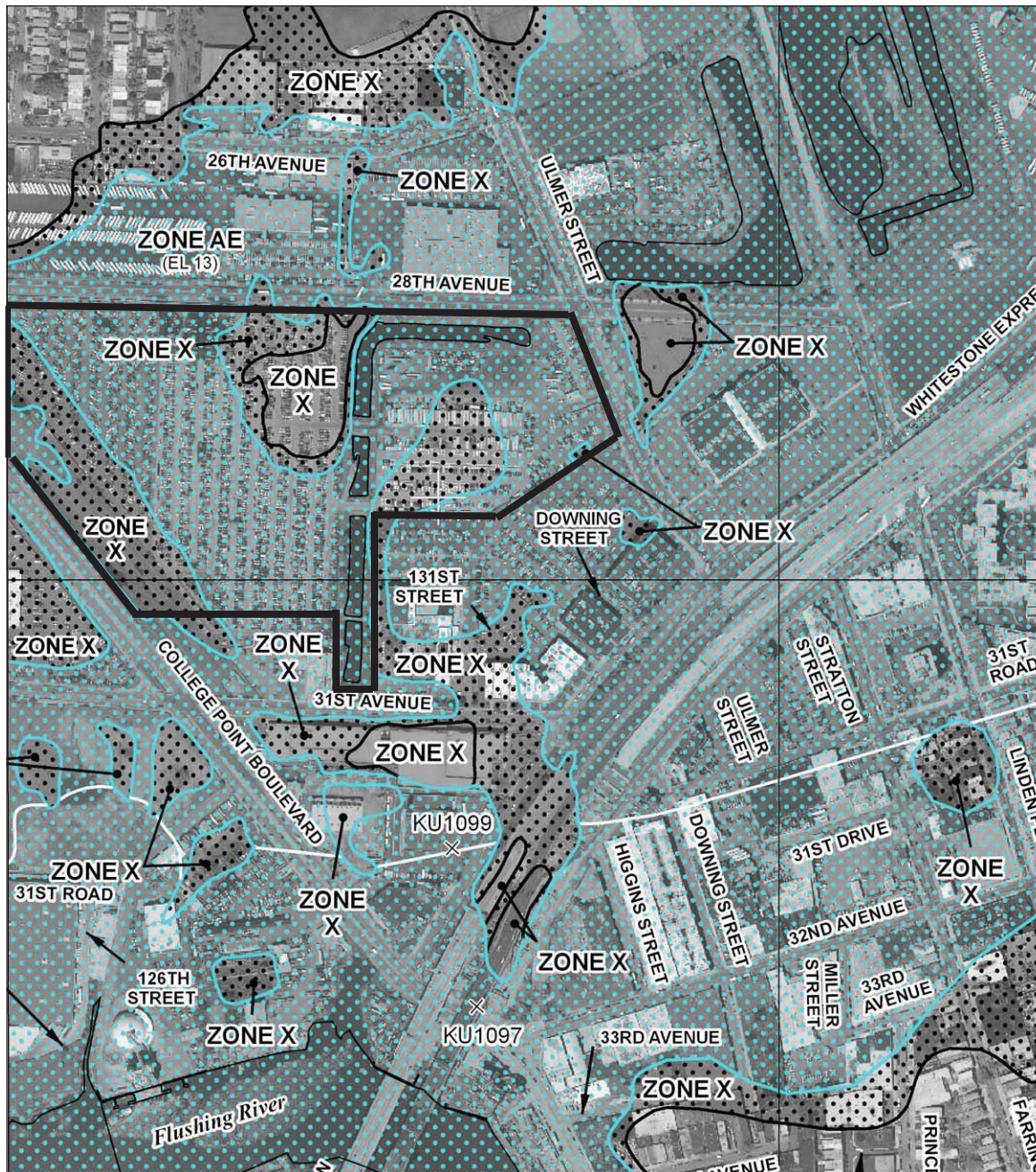
The majority of the proposed Academy site is within the 100-year floodplain as determined by the Federal Emergency Management Agency (FEMA) (Figure 6-2). The floodplain in the vicinity of the project site has been determined to be elevation 13.0 using National Geodetic Vertical Datum 1929 (NGVD 29) and elevation 10.275' using Queens Borough Datum (QBD). The 100-year floodplain, or Special Flood Hazard Area (SFHA), has a one percent or greater chance of experiencing a flood in any single year. No portion of the proposed Academy site is subject to critical erosion. Although the majority of the proposed Academy would be located within the existing 100-year floodplain boundary, all new structures would comply with local laws.

The City's Building Code contains required flood protection measures for all construction in SFHAs. Any new developments, expansions, or demolitions of existing buildings, would be subject to zoning and other applicable controls on building construction, height, and bulk in order to minimize the potential for damage caused by flooding and erosion. This includes, as applicable, permitting procedures, which adhere to FEMA's floodplain regulations (44 CFR 60.3).

All construction that would occur on the proposed Academy site, as with other locations in the surrounding area and throughout the City, would be in compliance with New York City Building Code requirements regulating construction within SFHAs. The lowest floor elevation of the proposed buildings would be at or above the base flood elevation (BFE), and the site would be graded to bring the proposed buildings above the flood elevation. All new habitable spaces, as per New York City Department of Buildings (NYCDOB) requirements, would also be located above the flood level.

Structural and non-structural improvements in and around the onsite drainage ditch will minimize losses from flooding and erosion in the Project site. These measures include green roofs, a weir, tide gate and culvert replacement, bio-swales, landscaped plazas and landscaping along the drainage ditch to manage, reduce and treat runoff and minimize the potential for erosion and flooding.

Further, since they are considered flood control devices, the replacement and/or relocation of the tide gates is not anticipated to have adverse impacts on flood prevention in the area. The new tide gate structure would continue to allow flow from the upstream areas to drain to Flushing Bay during times



PANEL 0114F

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
NEW YORK,
NEW YORK
 BRONX, RICHMOND, NEW YORK,
 QUEENS, AND KINGS COUNTIES


PANEL 114 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0114	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.





MAP NUMBER
3604970114F

MAP REVISED
SEPTEMBER 5, 2007

Federal Emergency Management Agency

 Floodways in Zone AE
 The 100 year flood zone (1% annual chance flood)

 ZONE X
 Other flood areas
 Areas with 0.2% annual chance flood

 Other Areas
 ZONE X
 Areas determined to be outside the 0.2% annual chance floodplain

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Police Academy - College Point, Queens

Figure 6-2
 FEMA Flood Insurance Rate Map

of heavy precipitation and prevent tidal surges from traveling up the ditch and flooding the wetlands that are located on the former Flushing Airport site.

The proposed Academy would not increase any current flooding conditions, as it would increase the permeable surfaces on the project site as compared to existing conditions. Design features in the drainage ditch would improve overall stormwater management, flood control and erosion prevention on the project site. As such, the proposed Academy would minimize losses resulting from flooding and erosion on the project site and is therefore consistent with this policy.

Policy 7: Minimize environmental degradation from solid waste and hazardous substances.

7.2 Prevent and remediate discharge of petroleum products.

Compliance Statement:

The project site is underlain by historic fill material that may be contaminated. Full regulatory compliance with the New York City Department of Environmental Protection (NYCDEP) and if necessary, the New York State Department of Environmental Conservation (NYSDEC), will be attained prior to construction of the Project to address the contamination. The project sponsors will follow the procedures outlined in the Remedial Action Plan (RAP) and Construction Health and Safety Plan that have been prepared for the proposed Academy to meet the objective of restricting and/or minimizing contaminant exposure pathways during construction, redevelopment and remedial activities and future use of the project site. These activities will ultimately result in protecting the coastal environment and the safety and general welfare of the public.

Policy 9: Protect scenic resources that contribute to the visual quality of the New York City coastal area.

9.1 Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.

Compliance Statement:

As mentioned above, the project site is located approximately 700 feet north of Flushing Bay/Flushing River in a developed, industrial area, and a majority of the site is currently screened from public view by tall fences. Therefore, there is no visual access from the site to the waterfront. Although it is not a waterfront site, the proposed Academy is expected to contribute to the visual quality of the New York City coastal area in College Point Queens. The proposed Academy will provide access into the site along 28th Avenue, in the area near the drainage ditch. Improvements and plantings in and around the drainage ditch will introduce a scenic element to the project site. Removal of the existing fence in conjunction with landscaping improvements along the banks of the drainage ditch would create a visual resource where none presently exists. New vegetation would also be planted along the entire length of 28th Avenue where the Academy is set back from the street.

As mentioned previously, the proposed Academy will develop an underutilized site that is dominated by an impervious, asphalt tow pound that contains approximately 3,000 vehicles, 1,300 motorcycles and 600 auto parts and features a man-made drainage ditch that contains minimal habitat opportunities and natural resources with a modern, LEED-certified, NYPD training facility. Therefore, the proposed

Academy would comply with this policy by improving the visual quality of College Point in an urban context and the nearby working waterfront.

C. CONCLUSION

As detailed above, the proposed Academy would result in the remediation of a site that has several recognized environmental concerns. A comprehensive RAP has been prepared for the site to address the site-specific environmental issues. Upon completion of the proposed remediation, the site would be ready for redevelopment. As described above, the Proposed Academy, in conjunction with the effort to obtain LEED Silver certification, incorporates a variety of sustainable design features and best management practices that would increase the quality and decrease the quantity of stormwater. As such, the proposed project would be consistent with the applicable WRP policies would comply with the City's Waterfront Revitalization Program

For Internal Use Only:

Date Received: _____

WRP no. _____

DOS no. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's designated coastal zone, must be reviewed and assessed for their consistency with the New York City Waterfront Revitalization Program (WRP). The WRP was adopted as a 197-a Plan by the Council of the City of New York on October 13, 1999, and subsequently approved by the New York State Department of State with the concurrence of the United States Department of Commerce pursuant to applicable state and federal law, including the Waterfront Revitalization of Coastal Areas and Inland Waterways Act. As a result of these approvals, state and federal discretionary actions within the city's coastal zone must be consistent to the maximum extent practicable with the WRP policies and the city must be given the opportunity to comment on all state and federal projects within its coastal zone.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, other state agencies or the New York City Department of City Planning in their review of the applicant's certification of consistency.

A. APPLICANT

1. Name: New York City Police Department
2. Address: 620 Circle Drive, Suite B, Fort Totten, NY 11359
3. Telephone: (718) 281-1254 Fax: (718) 281-1593 E-mail: anthony.tria@nypd.org
4. Project site owner: New York City Police Department

B. PROPOSED ACTIVITY

1. Brief description of activity:
The proposed project is the development of an approximately 2.4 million gross square foot New York City Police Academy on an approximately 35 acre site in College Point, Queens. The proposed Academy would consolidate many of the NYPD's existing training facilities which are dispersed throughout the City, into one campus to better serve recruits, civilians, and active police officers. The proposed Academy will include indoor training facilities, classrooms, and related support space, an indoor pistol training facility, a tactical village, an indoor track, a police museum, a visiting police/lecturer housing facility and above-grade parking facility for approximately 1,800 vehicles. The discretionary action requiring environmental review includes Site Selection for the proposed facility. The current project site is developed with a NYPD Vehicle Tow Pound, NYPD administrative building, and a small private auto-related business. A man-made, open drainage ditch, located on the eastern section, is the only non-structural feature on the project site.
2. Purpose of activity:
The purpose of the proposed action is to develop an approximately 35 acre, City-owned site, currently used as an NYPD Tow Pound, with a new, approximately 2.4 million square foot NYPD Police Academy that would consolidate many of the NYPD's recruit training facilities dispersed throughout the City into a state-of-the-art facility and campus. The proposed Academy would allow for maximum efficiencies in instructional use and operation for recruit, in-service, civilian, and cadet training programs while developing an underutilized site located within the Coastal Zone Area.
3. Location of activity: (street address/borough or site description):
The proposed Academy site is bounded by College Point Boulevard to the west, 28th Avenue to the north, Ulmer Street to the east, and 31st Avenue to the south. The site is located in College Point, Queens.

Proposed Activity Cont'd

4. If a federal or state permit or license was issued or is required for the proposed activity, identify the permit type(s), the authorizing agency and provide the application or permit number(s), if known:

The United States Army Corps of Engineers (USACE) has taken jurisdiction of the on-site drainage ditch as a "water of the United States". It is anticipated that work within the ditch will require USACE Nationwide Permits. The ditch is also under the jurisdiction of the New York State Department of Environmental Conservation (NYSDEC) pursuant 6NYCRR Part 608 Use and Protection of Waters regulations. It is anticipated that a NYSDEC Use and Protection of Waters permit and Water Quality Certification will be required.

5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).
N/A

6. Will the proposed project require the preparation of an environmental impact statement?
Yes No If yes, identify Lead Agency:
New York City Police Department

7. Identify city discretionary actions, such as a zoning amendment or adoption of an urban renewal plan, required for the proposed project.
The action requiring environmental review is the site selection for the proposed facility.

C. COASTAL ASSESSMENT

Location Questions:	Yes	No
1. Is the project site on the waterfront or at the water's edge?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the proposed project require a waterfront site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Policy Questions	Yes	No

The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each question indicate the policy or policies addressed by the question. The new Waterfront Revitalization Program offers detailed explanations of the policies, including criteria for consistency determinations.

Check either "Yes" or "No" for each of the following questions. For all "yes" responses, provide an attachment assessing the effects of the proposed activity on the relevant policies or standards. Explain how the action would be consistent with the goals of those policies and standards.

4. Will the proposed project result in revitalization or redevelopment of a deteriorated or under-used waterfront site? (1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the project site appropriate for residential or commercial redevelopment? (1.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the action result in a change in scale or character of a neighborhood? (1.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Policy Questions cont'd

	Yes	No
7. Will the proposed activity require provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (1.3)	_____	✓ _____
8. Is the action located in one of the designated Significant Maritime and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)	_____	✓ _____
9. Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)	_____	✓ _____
10. Would the action involve the siting or construction of a facility essential to the generation or transmission of energy, or a natural gas facility, or would it develop new energy resources? (2.1)	_____	✓ _____
11. Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)	_____	✓ _____
12. Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)	_____	✓ _____
13. Would the action involve mining, dredging, or dredge disposal, or placement of dredged or fill materials in coastal waters? (2.3, 3.1, 4, 5.3, 6.3)	_____	✓ _____
14. Would the action be located in a commercial or recreational boating center, such as City Island, Sheepshead Bay or Great Kills or an area devoted to water-dependent transportation? (3)	_____	✓ _____
15. Would the proposed project have an adverse effect upon the land or water uses within a commercial or recreation boating center or water-dependent transportation center? (3.1)	_____	✓ _____
16. Would the proposed project create any conflicts between commercial and recreational boating? (3.2)	_____	✓ _____
17. Does the proposed project involve any boating activity that would have an impact on the aquatic environment or surrounding land and water uses? (3.3)	_____	✓ _____
18. Is the action located in one of the designated Special Natural Waterfront Areas (SNWA): Long Island Sound- East River, Jamaica Bay, or Northwest Staten Island? (4 and 9.2)	_____	✓ _____
19. Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitat? (4.1)	_____	✓ _____
20. Is the site located within or adjacent to a Recognized Ecological Complex: South Shore of Staten Island or Riverdale Natural Area District? (4.1 and 9.2)	_____	✓ _____
21. Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)	_____	✓ _____
22. Does the project site contain a rare ecological community or would the proposed project affect a vulnerable plant, fish, or wildlife species? (4.3)	_____	✓ _____
23. Would the action have any effects on commercial or recreational use of fish resources? (4.4)	_____	✓ _____
24. Would the proposed project in any way affect the water quality classification of nearby waters or be unable to be consistent with that classification? (5)	_____	✓ _____
25. Would the action result in any direct or indirect discharges, including toxins, hazardous substances, or other pollutants, effluent, or waste, into any waterbody? (5.1)	_____	✓ _____
26. Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1)	✓ _____	_____
27. Will any activity associated with the project generate nonpoint source pollution? (5.2)	_____	✓ _____
28. Would the action cause violations of the National or State air quality standards? (5.2)	_____	✓ _____

Policy Questions cont'd

	Yes	No
29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)	_____	✓ _____
30. Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands? (5.3)	✓ _____	_____
31. Would the proposed action have any effects on surface or ground water supplies? (5.4)	_____	✓ _____
32. Would the action result in any activities within a federally designated flood hazard area or state-designated erosion hazards area? (6)	✓ _____	_____
33. Would the action result in any construction activities that would lead to erosion? (6)	_____	✓ _____
34. Would the action involve construction or reconstruction of a flood or erosion control structure? (6.1)	✓ _____	_____
35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)	_____	✓ _____
36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)	_____	✓ _____
37. Would the proposed project affect a non-renewable source of sand ? (6.3)	_____	✓ _____
38. Would the action result in shipping, handling, or storing of solid wastes, hazardous materials, or other pollutants? (7)	_____	✓ _____
39. Would the action affect any sites that have been used as landfills? (7.1)	_____	✓ _____
40. Would the action result in development of a site that may contain contamination or that has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2)	✓ _____	_____
41. Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3)	_____	✓ _____
42. Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8)	_____	✓ _____
43. Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8)	_____	✓ _____
44. Would the action result in the provision of open space without provision for its maintenance? (8.1)	_____	✓ _____
45. Would the action result in any development along the shoreline but NOT include new water-enhanced or water-dependent recreational space? (8.2)	_____	✓ _____
46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)	_____	✓ _____
47. Does the proposed project involve publicly owned or acquired land that could accommodate waterfront open space or recreation? (8.4)	_____	✓ _____
48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)	_____	✓ _____
49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)	_____	✓ _____
50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)	✓ _____	_____

Policy Questions cont'd

Yes No

51. Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10)

_____ ✓

52. Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10)

_____ ✓

D. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's Waterfront Revitalization Program, pursuant to the New York State Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If the certification can be made, complete this section.

"The proposed activity complies with New York State's Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent Name: Inspector Anthony Tria

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Applicant/Agent Signature: *Thomas E. Lantry*

Date: 5/29/09