



CITY PLANNING COMMISSION

July 25, 2007/Calendar No. 15

C 070008 PSX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Environmental Protection pursuant to Section 197-c of the New York City Charter for site selection of property located at Ryawa Avenue (Block 2777, Lots 100, 105, and 600), Borough of The Bronx, Community District 2, to facilitate the upgrade and expansion of an existing water pollution control plant.

This application (C 070008 PSX) was filed on July 10, 2006 by the Department of Environmental Protection (DEP) and the Department of Citywide Administrative Services (DCAS) for site selection of property located at Ryawa Avenue (Block 2777, Lots 100, 105, and 600), Borough of the Bronx, Community District 2, for the use as a water pollution control plant. This application (C 070008 PSX), in conjunction with the related actions, would facilitate the upgrade and expansion of an existing water pollution control plant and the establishment of the Barretto Point Park.

RELATED ACTIONS

In addition to the site selection, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 070009 MMX - An amendment to the City Map involving the establishment of Barretto Point Park
2. C 070010 MMX - An amendment to the City Map involving the establishment of Barretto Point Park Addition

BACKGROUND

The Department of Environmental Protection (DEP) is proposing to upgrade and expand the Hunts Point Water Pollution Control Plant (Hunts Point WPCP) located along the East River in the Hunts Point section of Community District 2 in the Bronx. The proposed project site is located within an M3-1 zoning district, which allows WPCP uses, on the block bounded by Viele Avenue at the north, Manida Street at the east, Ryawa Street at the south and recently constructed Barretto Point Park and the Tiffany Street Pier at the west. The project site that is the subject of this application is a 4.3-acre parcel of City-owned vacant land, under DEP's jurisdiction and located to the northwest of the existing plant on Block 2777 Lots 100, 105, 600. The surrounding area is industrial in character.

The proposed Hunts Point WPCP upgrade and expansion is necessary to comply with Federal and State regulations, enhance water quality protection and replace facilities that are at or nearing the end of their useful life. The Phase III Upgrade, part of DEP's three-phase program involves construction and upgrading sludge treatment facilities at the plant.

On the site of the current facility, DEP proposes the replacement of sludge thickener collector mechanisms, replacement of a gas holding tank, and replacement of existing waste gas flares with three new enclosed waste gas burners. In addition, DEP proposes the renovation of existing digesters and sludge storage tanks, installation of an emergency generator and installation of odor controls on the plant's primary effluent channels.

On the subject site, DEP proposes construction of two new egg shaped digesters and a digester gallery. The new digesters would be 130-foot tall egg-shaped structures connected at the top by a walkway. The exterior shell of the digesters would be stainless steel finish to minimize glare. From a one-story base building, the digesters would extend outward and then taper at the top, where a penthouse would cap each structure. The site would be landscaped, with vegetative buffer planted along the western edge adjacent to Barretto Point Park.

Adjacent to this site DEP would utilize a 1.2-acre area for construction staging. When no longer needed for construction staging this 1.2-acre area will be transferred to the Department of Parks and Recreation (DPR) and mapped as park land for inclusion in the adjacent Barretto Point Park as part of the related mapping action (C 070010 MMX).

The WPCP serves the Bronx, the north side of Rikers Island, City Island, and Hart Island. Currently, 90 employees work at the plant in three shifts of eight hours each. With the Phase III Upgrade, 104 employees will work at the plant in three shifts of eight hours each. Approximately eight trucks per day for the removal of sludge and an additional six trucks per day for the delivery of chemicals for the plant operation associated with operation of the plant as upgraded. Currently, 46 accessory parking spaces are provided at WPCP. With Phase III Upgrade, an additional 44 accessory parking spaces will be provided.

Related Mapping Applications

C 070009 MMX - This application would formally map an approximately 11 acre area (consisting of approximately 5 acres upland and 6 acres of land underwater) as Barretto Point

Park. The site is generally bounded by Viele Avenue, the Tiffany Street pier, the U.S. Pierhead and Bulkhead Line and Manida Street. The park site was transferred from DEP to DPR in 2001 and includes the majority of Lot 901 of Block 2777. The construction of the park was completed in 2006. The park includes basketball courts, play equipment, a natural amphitheater, landscaping, and a waterfront promenade. The park has been designed to transition from its urban industrial setting to a pastoral setting with lawns, a waterfront promenade, shoreline access and views.

C 070010 MMX - This application establishes the Barretto Point Park Addition consisting of 1.2 acres of land which is part of Lot 901 of Block 2777. This site is currently under the jurisdiction of DEP and will be used as the staging area for the construction of the Hunts Point Water Pollution Control Plant expansion. The proposed addition to the park will be transferred to DPR when it is no longer needed by DEP for construction staging purposes.

An interagency mapping conference for park mapping applications was held on August 22, 2006. No city agency had any objections to this proposal.

ENVIRONMENTAL REVIEW

This application (C 070008 PSX), in conjunction with the related applications (C 070009 MMX) and (C 070010 MMX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review

(CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 05-DEP-023X. The lead agency is the Department of Environmental Protection.

After a study of the potential environmental impacts of the proposed action, it was determined that the proposed action may have a significant effect on the environment and that an environmental impact statement would be required for the following reasons:

1. The action, as proposed, may result in significant adverse impacts related to land use, zoning, and public policy in the vicinity of the affected area.
2. The action, as proposed, may result in significant adverse impacts on socioeconomic conditions in the vicinity of the affected area.
3. The action, as proposed, may result in significant adverse impacts on community facilities in the vicinity of the affected area.
4. The action, as proposed, may result in significant adverse impacts on publicly accessible open space facilities in the vicinity of the affected area.
5. The action, as proposed, may result in significant adverse shadow impacts in the vicinity of the affected area.
6. The action, as proposed, may result in significant adverse impacts on historic resources (architectural resources) in the affected area.
7. The action, as proposed, may result in significant adverse impacts on urban design and visual resources in the vicinity of the affected area.
8. The action, as proposed, may result in significant adverse impacts on neighborhood character in the vicinity of the affected area.
9. The action, as proposed, may result in significant adverse impacts on natural resources in the vicinity of the affected area.
10. The action, as proposed, may result in significant adverse hazardous materials impacts in the affected area.
11. The action, as proposed, may result in inconsistencies in Coastal Zone policies in the vicinity of the affected area with respect to the Waterfront Revitalization Program.
12. The action, as proposed, may result in significant adverse impacts on infrastructure systems in the vicinity of the affected area.
13. The action, as proposed, may result in significant adverse impacts on solid waste and sanitation services in the vicinity of the affected area.
14. The action, as proposed, may result in significant adverse impacts on energy in the vicinity of the affected area.

15. The action, as proposed, may result in significant adverse impacts to traffic and parking conditions in the vicinity of the affected area.
16. The action, as proposed, may result in significant adverse impacts on transit services and pedestrian flows in the vicinity of the affected area.
17. The action, as proposed, may result in significant adverse impacts to air quality in the vicinity of the affected area.
18. The action, as proposed, may result in significant adverse noise impacts in the vicinity of the affected area.
19. The action, as proposed, may result in significant adverse construction-related impacts.
20. The action, as proposed, may result in significant adverse public health impacts in the vicinity of the affected area.

A Positive Declaration was issued on November 23, 2004 and distributed, published and filed and the applicant was asked to prepare a Draft Environmental Impact Statement (DEIS). A public scoping meeting was held on the Draft Scope of Work on February 1, 2005 and Final Scope of Work was issued on June 15, 2005.

The lead agency prepared a DEIS and issued a Notice of Completion on December 19, 2006. Pursuant to SEQRA regulations and CEQR procedures, a public hearing was held on the DEIS on April 12, 2007. The Final Environmental Impact Statement (FEIS) was completed and a Notice of Completion of the FEIS was issued on July 12, 2007. The Notice of Completion for the FEIS identified the following significant impacts and the proposed following mitigation measures:

Potential significant adverse impacts identified for the proposed action at the Hunts Point WPCP include Visual Character and Construction-related Traffic. The following potential significant adverse impacts have been identified for the operation and construction of the proposed action:

- The proposed action and four-digester scenario would result in a potential significant adverse impact on visual character for Barretto Point Park users looking east toward the 4.3-acre additional parcel on which the digesters would be constructed. The proposed 130-foot-tall egg-shaped digesters would be prominent additions to the study area. While they would be in keeping with the area's industrial character, the height and bulk of the egg-shaped digesters (both the two and four-digester scenarios) would be much greater than the relatively low-lying, boxy industrial buildings in the area surrounding the plant. Because it is in an industrial area, there are few viewers or views that would be affected. For Barretto Point Park users looking east toward the 4.3-acre additional parcel on which the digesters would be constructed, there would be a potential significant adverse impact on visual character. This impact would be very limited and no views of or access to the waterfront would be affected. Only views looking east from the park would be affected, and park users' overall enjoyment of the park would not be significantly diminished.
- Potential significant adverse traffic impacts were identified for one study area intersection (Bruckner Boulevard and Tiffany Street) under 2011 proposed action peak construction conditions and throughout the duration of the construction period; however, these impacts are not permanent and their effects would lessen in non-peak construction years.

NYCDEP has examined mitigation measures to reduce the potential significant adverse impacts identified above where feasible or practicable. With respect to the construction-related significant traffic impact, mitigation measures that include signal timing adjustments for the affected intersection were identified. With respect to the visual character impact, there are no practicable or feasible mitigation measures; therefore, this potential significant adverse impact would remain unmitigated.

In addition, temporary noise impacts from construction activities would occur on the park. A noise mitigation plan will be prepared pursuant to the Noise Control Code and a construction wall at least 8 feet in height would also be built around the area of digester construction; however, the wall would not provide shielding during construction of the digesters at greater heights.

UNIFORM LAND USE REVIEW

This application (C 070008 PSX), in conjunction with the related applications (C 070009 MMX) and (C 070010 MMX) was certified as complete by the Department of City Planning on February 26, 2007, and was duly referred to Community Board 2 and the Borough President of the Bronx, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 2 held a public hearing on this application (C 070008 PSX), in conjunction with the related applications (C 070009 MMX) and (C 070010 MMX), on March 28, 2007, and on April 25, 2007, by a vote of 17 to 5 with 2 abstentions, adopted a resolution recommending approval of the application with the following conditions:

- We request that a Community Liaison be hired to act as a point person to both DEP and the community.
- We request that DEP continue to work with the community during the construction so that we can monitor the implementation of mitigation measures.
- We also expect that DEP will install monitoring stations along the plant's perimeter in order to monitor the impacts to the community.

Borough President Recommendation

This application (C 070008 PSX), in conjunction with the related applications (C 070009 MMX) and (C 070010 MMX), was considered by the Borough President, who issued a recommendation on May 30, 2007, approving the application with the following conditions:

Communication and Oversight

1. Fund a community liaison, along with an office and necessary support, for the duration of construction and for a period thereafter as agreed to by HPMC and NYCDEP, and agree to monthly project status meetings over that same period.
2. Provide additional funding for a technical advisor to assist the HPMC and the community liaison with the review of data, procedures and documents generated during construction to ensure that impacts to the community are avoided.

Open Space

1. Re-examine the feasibility of extending the greenway to the waterfront.

Odor

1. Conduct a comprehensive odor control analysis that includes an evaluation of both uncontrolled and controlled sources with the intent of optimizing controls for all sources. The analysis should include the following at a minimum:
 - Primary clarifiers and effluent weirs
 - Primary influent channels
 - Secondary aeration tanks
 - Sludge thickeners
 - Sludge storage tanks
 - Return activated sludge channels
 - Centrate system including scum collection, distribution box and overflow pipe
 - Wet scrubbers at dewatering building
 - Central Residuals Building – primary and secondary screen rooms
2. Develop a comprehensive odor control monitoring and management plan for the plant.
3. Install a misting system at the digesters and sludge storage tanks to control odors generated during cleaning.
4. NYOFCo odor control
 - Institute a regular sludge delivery schedule to reduce sludge back-up on the tipping floors and the associated odors.
 - Review contract for opportunities to strengthen odor controls at facility.

Air Quality

1. Install air monitoring stations at Barretto Point Park and at the location of the maximum predicted impact on the Greenway that measure, at a minimum, H₂S and particulates.
2. Mitigate impacts from PM_{2.5} by either:
 - Withdrawing from the PLM program or
 - Retrofitting the emergency generators with the best available pollution controls and for use of clean fuel.
3. Identify all sources of non-criteria pollutants that exceed AGCs and evaluate control/mitigation measures.
4. If possible, analyze potential acrolein impacts from boilers, waste gas burners and the emergency generators at the plant.

Construction

1. Acknowledge unmitigatable noise, dust and traffic construction impacts for each phase of the full construction schedule.
2. Seek contractual language to ensure the highest level of noise reduction measures from construction contractors.
3. Conduct a quantitative analysis of pedestrian impacts based on realistic summertime usage of Barretto Point Park. Implement aggressive traffic mitigation and pedestrian safety measures, specifically targeting trucks near Barretto Point Park and residential areas.

4. Implement Community Air Monitoring Programs, similar to that proposed for excavation at the former paint and varnish site, to ensure the protection of park users.
5. Commit to enforcement of institutional controls on-site and at Barretto Point Park (including maintenance of the two foot soil cover, yearly inspections and annual reports) and to providing HPMC with copies of annual reports as well as notification prior to excavation activities.

City Planning Commission Public Hearing

On May 23, 2007, (Calendar No. 2), the City Planning Commission scheduled June 6, 2007, for a public hearing on this application. The hearing was duly held on June 6, 2007 (Calendar No. 16), in conjunction with the related applications (C 070009 MMX) and (C 070010 MMX). There were two speakers in favor of the application and none opposed.

The Commissioner of the Department of Environmental Protection spoke in favor of the application. She noted the importance of this project and described the proposed upgrade and expansion. She also noted the department's commitment to not only maximizing odor control emitted from the facility but noise, dust and adverse traffic controls during the construction phase. She also described incorporating the community in a planning or charrette 'Community Workshop' process for the selection of additional amenities to mitigate any adverse impacts to the community. A Department of Parks and Recreation (DPR) representative also spoke in favor of the application and described the recently constructed new waterfront Barretto Point Park which is located immediately to the west of the water pollution control plant.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Consistency Review

This application (C 070008 PSX), in conjunction with the application for the related action (C 070009 MMX and C 070010 MMX), was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 06-071.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the application by the Department of Environmental Protection and the Department of Citywide Administrative Services for site selection of property located at Ryawa Avenue (Block 2777, lots 100, 105, and 600), for the use as water pollution control plant is appropriate.

This application (C 070008 PSX), in conjunction with the related actions (C 070009 MMX) and (C 070010 MMX), would facilitate the Department of Environmental Protection proposed Hunts Point Water Pollution Control Plant upgrade and expansion and the establishment of the Barretto Point Park. The proposed upgrade and expansion is necessary to comply with Federal and State regulations, enhance water quality protection and replace facilities that are at or nearing the end

of their useful life. The Phase III Upgrade involves construction and upgrading sludge treatment facilities at the plant. As part of Phase III Upgrade DEP proposes the construction of new egg-shaped sludge digesters and a digester gallery, replacement of sludge thickener collector mechanisms, replacement of a gas holding tank, and replacement of existing waste gas flares with three new enclosed waste gas burners, renovation of existing digesters and sludge storage tanks, installation of an emergency generator and installation of odor controls on the plant's primary effluent channels. In addition, the related mapping applications would map existing parkland and facilitate redevelopment of the construction staging area for the WPCP upgrade as parkland when no longer needed for construction staging.

The Commission received a letter from DEP dated July 12, 2007, responding to the conditional recommendations raised by Community Board 2, Bronx Borough President's Office. DEP stated that:

ODOR MITIGATION

As detailed in the EIS, DEP has installed numerous odor controls at the plant in recent years and will be controlling several more sources this year and next. In addition, numerous studies have been conducted of plant's uncontrolled and controlled sources to identify appropriate control measures. To demonstrate our further commitment to ensuring that the facility is a good neighbor, DEP will install hydrogen sulfide (H₂S) air monitors to monitor ambient air adjacent to the plant. The location of the air monitor(s) will be determined with input from the community. However, as my staff has addressed at public meetings, it is difficult to identify the source of the odors from fixed monitoring stations and therefore the information provided may be limited for use in addressing odor sources.

Mobile misters will be used to control odors from digesters and sludge storage tanks during cleaning. A portable carbon odor control system will be required to operate at all times during cleaning of the digesters and sludge storage tanks and an odor counteractant to be utilized as needed for the dewatered residuals.

Although the New York Organic Facility Company (NYOFCO) is a privately-owned facility in the Hunts Points area, it has been under contract to DEP since its construction. At this point it processes approximately half of the sludge production of the entire City. NYOFCO has significantly improved its odor controls since the plant first began operation. The plant management has demonstrated their willingness to invest in further controls, including an enclosure for truck loading operations that will capture more of the odors that are released when sludge is offloaded from trucks. NYCDEP will continue to work with NYOFCO to implement odor controls and will report to the community on the facility's progress.

PM 2.5 MITIGATION

In order to reduce the likelihood of blackouts in Hunts Point or elsewhere in the City during during periods of peak electrical consumption, DEP may participate in the PLM program by operating the Hunts Point facility using diesel generators. When participating in PLM, DEP will use ultra-low sulfur diesel fuel at Hunts Point and may use up to 5 of the 6 available generators. With these measures in place, the PM_{2.5} 24-hour impacts were below NYCDEP's updated PM_{2.5} interim guidance criteria of 2.0 µg/m³ at all locations of public access.

The Mayor's PlaNYC addresses these issues and outlines specific goals. In terms of energy usage, the PlaNYC calls for reducing demands for energy, better management of energy on days of peak usage, and finding cleaner and more reliable sources of energy. The project is consistent with these goals.

DEP will design and implement a PM monitoring program that will operate during and after construction of the facilities.

The upgraded plant would generate very few trips. As detailed in the Final EIS, during construction, there would be a significant traffic impact at Bruckner Blvd. and Tiffany St. that will be mitigated through signal timing changes at the traffic light.

Construction-related travel patterns are based on local truck routes, access to major transportation corridors, and relative baseline traffic volumes entering/exiting the Hunts Point area. It is assumed that trucks would travel along designated truck routes to reach the plant site. As part of the Hunts Point Vision Plan, NYCDOT has an on-going effort to improve traffic operations and safety in the Hunts Point peninsula, for example, by banning truck traffic along Hunts Point Avenue just south of Bruckner Boulevard, thereby diverting truck access away from the peninsula's more densely populated residential area and commercial corridor.

MITIGATION OF NON-CRITERIA AIR POLLUTANTS

Under the Phase II Upgrade, three compounds from the wastewater process, chloroform, 1,4-dichlorobenzene, and dichlorobromomethane had exceedances of the annual guidance criteria (AGC) in areas where there are no residences or other permanent or occupied locations beyond the northern fence line between Ryawa Avenue and Viele Avenue and beyond the southern fence line in the water. The predicted exceedances of the AGCs from these three compounds do not extend to the nearest residence or into the nearest residential neighborhood, or the Vernon C. Bain Center, hence there would be no long-term, continuous exposure in these areas. As part of the Phase II Upgrade, DEP prepared an analysis for NYSDEC which demonstrated that additional controls were not required to address these exceedances of the AGCs. Under the proposed action, the incremental levels of these 3 pollutants would be slightly reduced due to the carbon addition.

During preparation of both the DEIS and FEIS, sampling test methods for the estimation of acrolein were reviewed and it was found that there are no reliable quantification methods available. There is no sampling method with the precision required to perform an acrolein emissions impacts analysis. Until such time that methods are developed and approved and test data for combustion sources are made available, acrolein impacts cannot be quantified. NYSDEC was consulted on this issue and concurs that the EIS has adequately disclosed the situation associated with acrolein.

MITIGATION OF OPEN SPACE IMPACTS

The user survey is identified as a potential assessment tool in the CEQR Technical Manual, which states that in some cases when an open space would be directly affected by increased noise or air pollutant emissions, odors, or shadows, it may be necessary to conduct a user survey to understand more fully the potential impacts on the users of the open space. The proposed action would not significantly affect Barretto Point Park in these areas. The purpose of any user survey would be to identify if there were a significant adverse impact on Barretto Point Park. DEP has already identified a significant adverse visual impact on users of Barretto Point Park looking east toward the digesters and concluded that these impacts would not result in a significant open space impact since only views looking east from the park would be affected, park users' enjoyment of the park would not be significantly impacted and there are no significant shadows impacts. As you know in New York City, there a number of parks adjacent to industrial settings-including highways and power plants that continue to attract users and that provide important recreational amenities for the surrounding neighborhoods.

There is no language in the EIS suggesting that the egg-shaped digesters were sited with community consent. The EIS does state that the design of the Phase III upgrade to the plant (which includes the egg-shaped digesters) and the design of

Barretto Point Park were concurrently planned. This issue was also raised by Council Member Arroyo and is discussed further in the section of this letter that responds to comments submitted by her office.

The waterfront at the Hunts Point WPCP site consists of a sludge dock and working waterfront. The area available along the waterfront at Hunts Point is very narrow, and a continuous path is not practical due to the presence of the sludge dock at the southwest corner of the site. People using the walkway could find themselves trapped in the narrow dead end between the plant's fence line and the river, which would create a potential security problem for anyone using it. In addition, use of this area by the public would raise Environmental Health and Safety regulatory concerns.

In the EIS, DEP has undertaken an analysis of alternatives to the proposed action to determine whether there are any alternatives that reduce or eliminate project impacts while substantively meeting project goals and objectives. Alternative 2 includes construction of the egg-shaped digesters in the area of the existing conventional digesters on the existing WPCP site. While Alternative 2 would eliminate the potential significant adverse visual impact for users of Barretto Point Park and potentially reduce the temporary adverse noise impacts during construction, it would also greatly increase the construction complexity and schedule for the Phase III Upgrade and would eliminate future flexibility of the plant configuration for potential future plant needs. The FEIS details the impacts, advantages, and disadvantages associated with each of the alternatives considered.

CONSTRUCTION MITIGATION

While the construction period for the proposed action is long and noise impacts would be noticeable in the park, the noise impacts are temporary. Pursuant to the New York City Noise Control Code, as amended December 2005 and effective July 1, 2007, the adoption and implementation of noise mitigation plans would be required for the construction of the proposed action, and a construction wall would be constructed between the site and Barretto Point Park. Construction activities would occur largely during the hours of 7 AM and 4 PM on weekdays, and not on weekends when the park would likely be more fully utilized.

DEP will design and implement a PM2.5 monitoring program that will operate during and after construction of the facilities.

In accordance with a NYSDEC Record of Decision and Remedial Action Plan, two feet of clean fill cover over a demarcation barrier will be placed in subject areas to remediate the prevalent SVOCs and metals in soils. Institutional controls will be instituted, including site inspections and repair where necessary to maintain integrity of clean soil cover and fencing around the property.

The soil management plan will include procedures for handling soil excavated from below the soil cover and demarcation barrier during any future construction or utility replacement. The institutional controls will include annual inspections and reporting. NYCDEP will be responsible for submitting a Site Management Plan annual report to NYSDEC describing that the institutional controls remain in place. NYSDEC will require that NYCDEP certify on an annual basis that all institutional and engineering controls employed at the site are in place and effective; performing as designed; are capable of protecting the public health and the environment; and are in compliance with the operation and maintenance plan. The operating bureau, Bureau of Wastewater Treatment, is responsible for implementing institutional controls. Institutional controls and health and safety requirements would be incorporated into the Plant Operations and Maintenance Manual (O&M) which will be updated after the Soil Management Plan is approved by NYSDEC.

A community liaison position will be funded by DEP. DEP will develop detailed information about the location and support needs of the community liaison position prior to the start date for upgrade construction. DEP will fund a technical advisor if needed, to provide assistance on issues that cannot be addressed by the community liaison.

The Commission notes that the addition of Barretto Point Property at Hunts Point Water Pollution Control Plant is part of DEP's capital improvement plan for the Bronx and its need is cited in the Citywide Statement of Needs for the FY 2004-2005.

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a notice of completion was issued on July 13, 2007, with respect to this application (CEQR No. 05DEP023X), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and regulations, have been met and that, consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and

2. The adverse environmental impacts revealed in the final environmental impact statement will be minimized or avoided to the maximum extent practicable by incorporating as conditions to this approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and find that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Environmental Protection and the Department of Citywide Administrative Services for site selection of property located at Ryawa Avenue (Block 2777, lots 100, 105, and 600), Community District 2, Borough of the Bronx, for the use as a water pollution control plant, is approved.

The above resolution (C 070008 PSX), duly adopted by the City Planning Commission on July 25, 2007 (Calendar No. 15), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chair

ANGELA M. BATTAGLIA, **IRWIN G. CANTOR**, P.E., **RICHARD W. EADDY**,

BETTY CHEN, **LISA A. GOMEZ**, **NATHAN LEVENTHAL**, **JOHN MEROLO**,

KAREN A. PHILLIPS, **DOLLY WILLIAMS**, Commissioners