



ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

**CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW**

Re: Arthur Kill Terminal
CEQR No. 23DCP056R
ULURP No(s). Pending
SEQRA Classification: Type I
Staten Island Community District: 3

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: The applicant, Arthur Kill Terminal, LLC, is seeking (1) a Zoning Text Amendment to Article X, Chapter 7 of the Zoning Resolution to establish goals for the Special South Richmond Development District related to sustainability, resiliency, climate and clean energy objectives (ZR § 107-00); to modify tree removal regulations (ZR § 107-64); and to modify topography modification regulations (ZR § 107-65); (2) a Special Permit pursuant to ZR § 107-73 (Exceptions to Height Regulations), to allow a structure having a height of greater than 50 feet that would otherwise be prohibited under ZR Section 107-43; (3) a Zoning Authorization pursuant to ZR §107-64, as modified, to allow the removal of trees of six-inch caliper or more; (4) a Zoning Authorization pursuant to ZR § 107-65, as modified, to allow topographic modification of greater than two feet; (5) a Zoning Authorization, pursuant to ZR §107-68, to allow more than 30 accessory off-street parking spaces; (6) a landfill action to add approximately 8.87 acres of fill in order to create a quay along the Arthur Kill waterway, and; (9) A change to the City Map to eliminate, discontinue, and close the segment of Richmond Valley Road west of Arthur Kill Road. Development of the Proposed Project also requires a number of additional City, State, and Federal discretionary actions, including but not necessarily limited to an NYSDEC tidal wetlands permit and water quality certification, NYSDEC SPDES permits for operation and construction discharges, and USACE permits for freshwater wetlands and discharge of fill materials into U.S. waters

The Proposed Actions would facilitate the development and construction of a special-purpose marine terminal for the staging and assembly of offshore wind turbine generator (WTG) components supporting the installation of offshore wind (OSW) farms in the Mid-Atlantic region and other proximate areas along the East Coast and support New York State's green energy goals. Upon completion, the Project Site would contain 32.5 acres of reinforced, 90% permeable upland area, with a quayside and laydown area for the staging and assembly of OSW components. The Project Site would include a 1,365-foot quay, a 22,472 gross square foot (gsf)



ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

warehouse building containing 15,266 gsf of warehouse use, 7,206 gsf of accessory office space, and parking for employees and visitors. An additional 4,212 gsf of office space would be created in the existing Cole House and utilized as both office space and a visitor's area. The two buildings on-site (the warehouse and the existing Cole House) would each stand two stories, (48 and 33 feet of height, respectively) including mechanical bulkhead. The warehouse would include 109 accessory parking spaces and the Cole House would include 12 accessory parking spaces.

Please contact Jameson Mitchell of the Department of City Planning at jmitchell@planning.nyc.gov if you have questions regarding the application.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Shellooe", written over a horizontal line.

Stephanie Shellooe, AICP, *Director*

November 9, 2022

Date