



NYC DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

November 15, 2022

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 23DCP056R)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Arthur Kill Terminal** project (CEQR Number 23DCP056R). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Thursday, December 15 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the NYC Engage site, <https://www.nyc.gov/engage>.

To dial in to the meeting to listen by phone, you may call any of the following numbers:

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 1-213-338-8477
- 1-253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 854 6024 1044
- Passcode: 1
- [The Participant ID can be skipped by pressing #]

If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- Meeting ID: 618 237 7396
- Password: 1
- [The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the NYC Engage site on the day of the scoping meeting, no later than 1 hour prior to the scoping meeting. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The meeting livestream can be found in the above referenced NYC Engage site and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00pm on Tuesday, December 27, 2022. They can be submitted through the webpage below or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the [Arthur Kill Terminal](#) Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP and select Public Documents, then “Draft Scope of Work” and “Certified EAS_23DCP056R”. To view the Scoping Protocol, select the Public Documents, then “Scoping Protocol”.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Thursday, December 1, 2022.

The applicant, Arthur Kill Terminal, LLC, is seeking a series of land use actions including a Zoning Text Amendment, Zoning Authorizations, a Special Permit, a City Map Amendment, and a Landfill action affecting an approximately 32.5-acre property (“the Project Site”) along the Arthur Kill waterfront in Staten Island Community District 3. The Project Site encompasses Block 7620, Lot 1 and Block 7632, Lots 6, 50, 150, and 151, and is bounded by the Outerbridge Crossing to the north, Arthur Kill Road to the east, the mapped but non-dedicated and unbuilt Richmond Valley Road extension and the shoreline of Mill Creek to the south, and the Arthur Kill waterway to the west.

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 approximately 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”) 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 at two stories, (48 and 33 feet tall, respectively) including mechanical bulkheads. The warehouse would include 109 accessory parking spaces and the Cole House would include 12 accessory parking spaces. The 32.5-acre Project Site and the proposed approximately 18-acre basin for vessel operations (the "Dredge Basin") comprise the 50.5-acre Project Area.

Development of the Proposed Project requires approvals from the City Planning Commission (CPC) for the following actions:

- Zoning Text Amendment to Article X, Chapter 7 of the Zoning Resolution (ZR) is being proposed to establish goals for the Special South Richmond District ("SRD") related to sustainability, resiliency, climate and clean energy objectives (ZR § 107-00)
- Zoning Text Amendment to modify tree removal regulations (ZR § 107-64);
- Zoning Text Amendment to modify topography modification regulations (ZR § 107-65);
- 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 § 107-43;
- Zoning Authorization pursuant to ZR §107-64 (Removal of Trees), as modified, to allow the removal of approximately 1,209 trees of six-inch caliper or more, removal of which would otherwise be prohibited under ZR §107-321;
- Authorization pursuant to ZR § 107-65 (Modification of Existing Topography), as modified, to allow topographic modification of greater than two feet that would otherwise be prohibited under ZR § 107-312;
- Authorization pursuant to ZR §107-68 (Modification of Group Parking Facility and Access Regulations) to allow more than 30 accessory off-street parking spaces;
- A City Map Amendment to eliminate, discontinue, and close the segment of Richmond Valley Road west of Arthur Kill Road;
- A Landfill action to add approximately 8.77 acres of fill to create a quay along the Arthur Kill waterway.

A concurrent application by the New York City Department of City Planning may modify some of the preceding zoning resolution sections. Therefore, there may be adjustments to the specific zoning resolution section numbers and names, though the project facilitated will remain the same.

Development of the Proposed Project also requires a number of additional City, State, and Federal discretionary actions, including but not necessarily limited to the following:

- NYSDEC tidal wetlands permit and water quality certification;
- USACE permits for freshwater wetlands and discharge of fill materials into U.S. waters;
- Individual NYSDEC SPDES permits for operation and construction discharges.

Implementation of the proposed actions would require review and approval of the discretionary action pursuant to the City's Uniform Land Use Review Procedure (ULURP).

DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the City Environmental Quality Review (CEQR) process.

The analysis year for the Proposed Actions is 2025.