

**APPENDIX D**

**NEW YORK CITY WATERFRONT  
REVITALIZATION PROGRAM**

**CONSISTENCY ASSESSMENT FORMS**

For Internal Use Only:

WRP no. \_\_\_\_\_

Date Received: \_\_\_\_\_

DOS no. \_\_\_\_\_

**NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM  
Consistency Assessment Form**

Proposed action subject to CEQR, ULURP, or other Local, State or Federal Agency Discretionary Actions that are situated within New York City's designated Coastal Zone Boundary 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 approved in coordination with local, state and Federal laws and regulations, including the State's Coastal Management Program (Executive Law, Article 42) and the Federal Coastal Zone Management Act of 1972 (P.L. 92-583). 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 Agency or the New York City Department of City Planning in its review of the applicant's certification of consistency.

**A. APPLICANT**

1. Name: **Office of the Deputy Mayor for Economic Development**

Address: **235 Broadway, 14th Floor**

3. Telephone: **(212) 788-9956**

Fax: **(212) 788-2941**

E-mail Address: **rkulikowski@cityhall.nyc.gov**

4. Project site owner: **Of the District's approximately 61.4 acres, approximately 16.4 acres are publicly owned and approximately 45.0 acres are privately owned land.**

**B. PROPOSED ACTIVITY**

1. Brief description of activity: **See Chapter 1, "Project Description."**

2. Purpose of activity: **See Chapter 1, "Project Description."**

3. Location of activity: **Willets Point Peninsula**

Borough: **Queens**

Street Address or Site Description: **The area proposed for redevelopment is an approximately 61.4-acre area generally bounded to the east by the Van Wyck Expressway and an undeveloped lot owned by the Metropolitan Transportation Authority (MTA), to the south by Roosevelt Avenue, to the west by 126th Street, and to the north by Northern Boulevard. The District is not located on a waterfront.**

**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:

N/A

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

**None anticipated at this time.**

6. Will the proposed project result in any large physical change to a site within the coastal area that will require the preparation of an environmental impact statement? Yes No

If yes, identify Lead Agency: **Office of the Deputy Mayor for Economic Development**

  X  

7. Identify City discretionary actions, such as **zoning amendment or adoption of an urban renewal plan**, required for the proposed project.

**See Chapter 1, "Project Description."**

**C. COASTAL ASSESSMENT**

The following questions represent, in a broad sense, the policy of the WRP. The number in the parentheses after each question indicated the policy or policies that are the focus of the question. A detailed explanation of the Waterfront Revitalization Program and its policies are contained in the publication the *New York City Waterfront Revitalization Program*.

Check either "Yes" or "No" for each of the following questions. Once the checklist is completed, assess how the proposed project affects the policy or standards indicated in "( )" after each question with a Yes response. Explain how the action is consistent with the goals of the policy or standard.

**Location Questions:**

Yes No

1. Is the project site on the waterfront or at the water's edge?

             X  

2. Does the proposed project require a waterfront site?

             X  

3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters?

             X  

**Policy Questions:**

Yes No

The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each questions 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)

             X  

5. Is the project site appropriate for residential or commercial redevelopment? (1.1)

  X             

6. Will the action result in a change in scale or character of a neighborhood? (1.2)

  X             

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)

  X

<b>Policy Questions cont'd:</b>		<b>Yes</b>	<b>No</b>
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)	_____	<u>  X  </u>
9.	Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
11.	Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)	_____	<u>  X  </u>
12.	Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
16.	Would the proposed project create any conflicts between commercial and recreational boating? (3.2)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
19.	Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitats? (4.1)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
21.	Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
23.	Would the action have any effects on commercial or recreational use of fish resources? (4.4)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
26.	Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1)	<u>  X  </u>	_____
27.	Will any activity associated with the project generate nonpoint source pollution? (5.2)	_____	<u>  X  </u>

**Policy Questions cont'd:**

	Yes	No
28. Would the action cause violations of the National or State air quality standards? (5.2)	_____	<u>X</u>
29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)	_____	<u>X</u>
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)	_____	<u>X</u>
31. Would the proposed action have any effects on surface or ground water supplies? (5.4)	_____	<u>X</u>
32. Would the action result in any activities within a Federally designated flood hazard area or State designated erosion hazards area? (6)	_____	<u>X</u>
33. Would the action result in any construction activities that would lead to erosion? (6)	_____	<u>X</u>
34. Would the action involve construction or reconstruction of flood or erosion control structure? (6.1)	_____	<u>X</u>
35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)	_____	<u>X</u>
36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)	<u>X</u>	_____
37. Would the proposed project affect a non-renewable source of sand? (6.3)	_____	<u>X</u>
38. Would the action result in shipping, handling, or storing of solid wastes; hazardous materials, or other pollutants? (7)	_____	<u>X</u>
39. Would the action affect any sites that have been used as landfills? (7.1)	_____	<u>X</u>
40. Would the action result in development of a site that may contain contamination or has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2)	<u>X</u>	_____
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)	_____	<u>X</u>
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)	_____	<u>X</u>
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)	_____	<u>X</u>
44. Would the action result in the provision of open space without the provision for its maintenance? (8.1)	_____	<u>X</u>
45. Would the action result in any development along the shoreline but NOT include new water enhanced or water dependent recreational space? (8.2)	_____	<u>X</u>
46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)	_____	<u>X</u>
47. Does the proposed project involve publically owned or acquired land that could accommodate waterfront open space or recreation? (8.4)	_____	<u>X</u>
48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)	<u>X</u>	_____

**Policy Questions cont'd:**

	Yes	No
49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
51. Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**D. CERTIFICATION**

The applicant 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: Linh Do, AKRF, Inc.

Address: 440 Park Avenue South, New York, NY 10016

Telephone (646) 388-9723

Applicant/Agent Signature: 

Date: 4/16/08



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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 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 Economic Development Corporation
2. Address: 110 William Street  
New York NY 10038
3. Telephone: (212) 312-3703 Fax: (212) 312-3989 E-mail: hadasko@nycedc.com
4. Project Site Owner: The City of New York

**B. PROPOSED ACTIVITY**

1. Brief description of activity:  
The proposed activity would include relocating two businesses to a site at 130th Street and 23rd Avenue in College Point, Queens. Currently, the site is vacant. It is expected that this City-owned site (Block 4206, Lot 100 and a portion of Block 4207, Lot 1) would be shared between two relocated businesses. The businesses that would relocate to the approximately 45,000-square-foot site include an industrial recycling, wholesale and distribution operation, and an auto-related use.
2. Purpose of activity: The two businesses are currently located in Willets Point, and if the proposed Willets Point Redevelopment Plan is approved and moves forward, the project would require the relocation of the businesses. The City-owned property at 130th Street and 23rd Avenue has been identified as a potential relocation site.
3. Location of Activity (street address/borough or site description):  
130th Street and 23rd Avenue in College Point, Queens (Block 4206, Lot 100 and a portion of Block 4207, Lot 1)
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:  
There is no specific permit information at this time. A small area (estimated to be less than 4,000 square feet) on the eastern portion of the relocation site is part of a larger mapped freshwater wetland. In the event that development occurs in the mapped wetland or adjacent area, a permit will be needed from NYSDEC and potentially the US Army Corps of Engineers.
5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).  
No federal or state funding is being used to finance the project.
6. Will the proposed project result in any large physical change to a site within the coastal area that will require the preparation of an environmental impact statement?  
Yes \_\_\_\_\_ No X If yes, identify Lead Agency:
7. Identify city discretionary actions, such as a zoning amendment or adoption of an urban renewal plan, required for the proposed project.  
Disposition of City-owned land and approval of the business terms pursuant to Section 384(b)(4) of the New York City Charter

**C. COASTAL ASSESSMENT**

<b>Location Questions:</b>	<b>Yes</b>	<b>No</b>
1. Is the project site on the waterfront or at the water's edge?	_____	<u>X</u>
2. Does the proposed project require a waterfront use?	_____	<u>X</u>
3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters?	_____	<u>X</u>

<b>Policy Questions</b>	<b>Yes</b>	<b>No</b>
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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)	_____	<u>X</u>
5. Is the project site appropriate for residential or commercial development? (1.1)	_____	<u>X</u>
6. Will the action result in a change in scale or character of a neighborhood? (1.2)	_____	<u>X</u>
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)	_____	<u>X</u>
8. Is the action located in one of the designated Significant Marine and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)	_____	<u>X</u>
9. Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)	_____	<u>X</u>
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)	_____	<u>X</u>
11. Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)	_____	<u>X</u>
12. Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)	_____	<u>X</u>

Policy Questions cont'd	Yes	No
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)	_____	<u>X</u>
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)	_____	<u>X</u>
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)	_____	<u>X</u>
16. Would the proposed project create any conflicts between commercial and recreational boating? (3.2)	_____	<u>X</u>
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)	_____	<u>X</u>
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)	_____	<u>X</u>
19. Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitat? (4.1)	_____	<u>X</u>
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)	_____	<u>X</u>
21. Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)	<u>X</u>	_____
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)	_____	<u>X</u>
23. Would the action have any effects on commercial or recreational use of fish resources? (4.4)	_____	<u>X</u>
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)	_____	<u>X</u>
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)	_____	<u>X</u>
26. Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1)	_____	<u>X</u>
27. Will any activity associated with the project generate nonpoint source pollution? (5.2)	_____	<u>X</u>
28. Would the action cause violations of the National or State air quality standards? (5.2)	_____	<u>X</u>
29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)	_____	<u>X</u>
30. Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands?	<u>X</u>	_____
31. Would the proposed action have any effects on surface or ground water supplies? (5.4)	_____	<u>X</u>
32. Would the action result in any activities within a Federally designated flood hazard area or State designated erosion hazards area? (6)	_____	<u>X</u>
33. Would the action result in any construction activities that would lead to erosion? (6)	_____	<u>X</u>

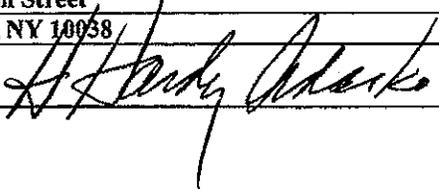
**Policy Questions cont'd**

	Yes	No
34. Would the action involve construction or reconstruction of flood or erosion control structure? (6.1)	_____	<u>X</u>
35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)	_____	<u>X</u>
36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)	_____	<u>X</u>
37. Would the proposed project affect a non-renewable source of sand? (6.3)	_____	<u>X</u>
38. Would the action result in shipping, handling, or storing of solid wastes; hazardous materials, or other pollutants? (7)	_____	<u>X</u>
39. Would the action affect any sites that have been used as landfills? (7.1)	_____	<u>X</u>
40. Would the action result in development of a site that may contain contamination or has history of underground fuel tanks, oil spills, or other form of petroleum use or storage? (7.2)	_____	<u>X</u>
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)	_____	<u>X</u>
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)	_____	<u>X</u>
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)	_____	<u>X</u>
44. Would the action result in the provision of open space without the provision for its maintenance? (8.1)	_____	<u>X</u>
45. Would the action result in any development along the shoreline but NOT include new water-enhanced or water-dependent recreational space? (8.2)	_____	<u>X</u>
46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)	_____	<u>X</u>
47. Does the proposed project involve publicly owned or acquired land that could accommodate waterfront open space or recreation? (8.4)	_____	<u>X</u>
48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)	_____	<u>X</u>
49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)	_____	<u>X</u>
50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)	_____	<u>X</u>
51. Would the proposed action have a significant adverse impact on historic, archaeological, or cultural resources? (10)	_____	<u>X</u>
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)	_____	<u>X</u>

**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: New York City Economic Development Corporation, Hardy Adasko, Senior Vice President  
Address: 110 William Street  
New York, NY 10038 Telephone (212) 312-3703  
Applicant/Agent Signature:  Date 9/12/08

*Policy 4.2: Protect and restore tidal and freshwater wetlands.*

A small area (estimated to be less than 4,000 square feet) on the eastern portion of the relocation site is part of a larger mapped freshwater wetland. A final site plan for the new buildings has not been completed. In the event that development occurs in the mapped wetland or adjacent area, a permit will be needed from NYSDEC and potentially the US Army Corps of Engineers. Such permitting process would involve a separate environmental review. If any wetland filling should occur, mitigation would be provided in the former Flushing Airport area as part of the Flushing Airport Wetlands Restoration Project. Therefore, the proposed relocation is consistent with this policy.

For Internal Use Only:

WRP no. \_\_\_\_\_

Date Received:

DOS no. \_\_\_\_\_

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**A. APPLICANT**

1. Name: New York City Economic Development Corporation

2. Address: 110 William Street  
New York NY 10038

3. Telephone: (212) 312-3703 Fax: (212) 312-3989 E-mail: hadasko@nycedc.com

4. Project Site Owner: The City of New York

**B. PROPOSED ACTIVITY**

1. Brief description of activity:

**The proposed activity would include relocating one business to a site at 122nd Street and 29th Avenue in College Point, Queens. Currently, there is an asphalt manufacturing plant on the site that is expected to move and consolidate with the rest of that company's operations on a neighboring property. It is expected that this 45,750 square foot City-owned site (Block 4317, Lots 1 and 20) would be occupied by a wholesaler and dealer in used auto parts. To accommodate the relocated business, it is expected that an approximately 8,000 square foot one-story building would be constructed to house office space and another structure built for parts storage. Access to the site would likely be provided from 29th Avenue.**

2. Purpose of activity: **The business is currently located in Willets Point, and if the proposed Willets Point Redevelopment Plan is approved and moves forward, the project would require the relocation of the business. The City-owned property at 122nd Street and 29th Avenue has been identified as a potential relocation site.**

3. Location of Activity (street address/borough or site description):  
122nd Street and 29th Avenue in College Point, Queens (Block 4317, Lots 1 and 2)

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:  
**There is no specific permit information at this time.**

5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).  
**No federal or state funding is being used to finance the project.**

6. Will the proposed project result in any large physical change to a site within the coastal area that will require the preparation of an environmental impact statement?  
Yes \_\_\_\_\_ No  If yes, identify Lead Agency:

7. Identify city discretionary actions, such as a zoning amendment or adoption of an urban renewal plan, required for the proposed project.  
**Disposition of City-owned land and approval of the business terms pursuant to Section 384(b)(4) of the New York City Charter.**

**C. COASTAL ASSESSMENT**

<b>Location Questions:</b>	<b>Yes</b>	<b>No</b>
1. Is the project site on the waterfront or at the water's edge?	_____	<u>X</u>
2. Does the proposed project require a waterfront use?	_____	<u>X</u>
3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters?	_____	<u>X</u>

<b>Policy Questions</b>	<b>Yes</b>	<b>No</b>
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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)	_____	<u>X</u>
5. Is the project site appropriate for residential or commercial development? (1.1)	_____	<u>X</u>
6. Will the action result in a change in scale or character of a neighborhood? (1.2)	_____	<u>X</u>
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)	_____	<u>X</u>
8. Is the action located in one of the designated Significant Marine and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)	_____	<u>X</u>
9. Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)	_____	<u>X</u>
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)	_____	<u>X</u>
11. Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)	_____	<u>X</u>
12. Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)	_____	<u>X</u>

**Policy Questions cont'd**

	<b>Yes</b>	<b>No</b>
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)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
16. Would the proposed project create any conflicts between commercial and recreational boating? (3.2)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
19. Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitat? (4.1)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
21. Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
23. Would the action have any effects on commercial or recreational use of fish resources? (4.4)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
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)	_____	<u>  X  </u>
26. Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1)	_____	<u>  X  </u>
27. Will any activity associated with the project generate nonpoint source pollution? (5.2)	_____	<u>  X  </u>
28. Would the action cause violations of the National or State air quality standards? (5.2)	_____	<u>  X  </u>
29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)	_____	<u>  X  </u>
30. Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands?	_____	<u>  X  </u>
31. Would the proposed action have any effects on surface or ground water supplies? (5.4)	_____	<u>  X  </u>
32. Would the action result in any activities within a Federally designated flood hazard area or State designated erosion hazards area? (6)	_____	<u>  X  </u>
33. Would the action result in any construction activities that would lead to erosion? (6)	_____	<u>  X  </u>

Policy Questions cont'd	Yes	No
34. Would the action involve construction or reconstruction of flood or erosion control structure? (6.1)	_____	<u>X</u>
35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)	_____	<u>X</u>
36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)	_____	<u>X</u>
37. Would the proposed project affect a non-renewable source of sand? (6.3)	_____	<u>X</u>
38. Would the action result in shipping, handling, or storing of solid wastes; hazardous materials, or other pollutants? (7)	_____	<u>X</u>
39. Would the action affect any sites that have been used as landfills? (7.1)	_____	<u>X</u>
40. Would the action result in development of a site that may contain contamination or has history of underground fuel tanks, oil spills, or other form of petroleum use or storage? (7.2)	<u>X</u>	_____
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)	_____	<u>X</u>
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)	_____	<u>X</u>
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)	_____	<u>X</u>
44. Would the action result in the provision of open space without the provision for its maintenance? (8.1)	_____	<u>X</u>
45. Would the action result in any development along the shoreline but NOT include new water-enhanced or water-dependent recreational space? (8.2)	_____	<u>X</u>
46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)	_____	<u>X</u>
47. Does the proposed project involve publicly owned or acquired land that could accommodate waterfront open space or recreation? (8.4)	_____	<u>X</u>
48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)	_____	<u>X</u>
49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)	_____	<u>X</u>
50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)	_____	<u>X</u>
51. Would the proposed action have a significant adverse impact on historic, archaeological, or cultural resources? (10)	_____	<u>X</u>
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)	_____	<u>X</u>

**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: New York City Economic Development Corporation, Hardy Adasko, Senior Vice President  
Address: 110 William Street  
New York, NY 10038 Telephone (212) 312-3703  
Applicant/Agent Signature:  Date 9/12/08

*Policy 7.2: Prevent and remediate discharge of petroleum products.*

Environmental conditions at the project site were evaluated in a 1998 Phase I Environmental Site Assessment (ESA) and an Investigation Summary Report dated January 2005. Past uses of the property included carting operations and automotive maintenance activities. Several petroleum aboveground and underground storage tanks were present, and diesel, gasoline, lubricants, hydraulic oils, and solvents were commonly used on-site.

As part of its contract to sell the relocation site and/or as part of deed restrictions on the property, the City will include language that identifies measures to be undertaken prior to construction on the site. Work would be conducted in accordance with a RAP approved by DEP and, if applicable, DEC, and would include a HASP. The HASP would detail measures to reduce the potential for exposure (e.g., dust control) and measures to identify and manage known contamination and unexpectedly encountered contamination. With these measures in place, it is expected that there would not be any significant adverse impacts from hazardous materials. Therefore, the relocation would be consistent with this policy.