09-5-0029

New York State Department of Environmental Conservation Division of Environmental Permits, Region 2

47-40 21ST Street, Long Island City, NY 11101-5407 **Phone:** (718) 482-4997 • **FAX:** (718) 482-4975 **Website:** www.dec.state.ny.us



Alexander B. Grannis Commissioner

July 15, 2009

Jaclyn A. Brilling Secretary NYS Public Service Commission 3 Empire State Plaza Albany, N.Y. 12223-1350

RE: Consolidated Edison Company of New York, Inc. Hudson Avenue Replacement Project Lead Agency Coordination

Dear Ms. Brilling:

Enclosed is a Long Environmental Assessment Form prepared by Consolidated Edison Company for the Hudson Avenue Replacement Project located at Marshall Street and Hudson Avenue, Brooklyn, NY 11201. The project involves the replacement of the existing steam generating facility. A new steam generating facility will be located on approximately 1.14 acres (49,860 square feet) of the station property, Tax Block 5 lot 1 in Kings County.

Consistent with the provisions of the State Environmental Review Act (SEQRA), the NYS Department of Environmental Conservation (DEC) has determined that the proposed action does not meet the definition of Type I or Type II action contained in 6NYCRR Part 617.4 and 617.5 and is therefore classified as Unlisted. The DEC proposes to designate itself as lead agency for the purposes of conducting a coordinated environmental review. Please review the enclosed project information and advise the DEC by close of business August 17, 2009 whether or not your agency has discretionary regulatory jurisdiction for the proposed action. A non response to this notice will be interpreted as your agency having no interest in or objections to the DEC serving as lead agency for the proposed action.

If you have any questions or wish to discuss the matter further, please call me at (718) 482-4997.

Very truly yours, Trose

Environmental Analyst

Enclosure

Lead Agency Coordination Distribution: Alan Bauder, NYS Office of General Services Jaclyn Brilling, NYS Public Service Commission Amanda M. Burden, AICP, NYC Department of City Planning Robert Kulikowski, NYC Mayor's Office of Environmental Corrdination Steven Resler, NYS Department of State

cc: Floyd Barwag, NYS Public Service Commission, OEEE Jeffery Riback, Consolidate Edison Company

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Appendix A State Environmental Quality Review DIVISION OF FULL ENVIRONMENTAL ASSESSMENT FORM ENVIRONMENTAL PERMITS

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- **Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE – Type 1 and Unlisted Actions								
Identify the Po	Identify the Portions of EAF completed for this project: I Part 1 Part 2 Part 3							
		mation recorded on this EAF (Parts 1 and 2 gnitude and importance of each impact, it is						
	A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.							
	 B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a CONDITIONED negative declaration will be prepared.* 							
	C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.							
*A Co	nditioned	Negative Declaration is only valid for Unlist	ted Actions					
. <u>.</u>		Hudson Avenue R		t				
				Concernation				
·		<u>New York State Department</u> Name of Lea		Conservation				
Print or Type N	lame of F	Responsible Officer in Lead Agency		Title of Respo	nsible Officer			
Signature of Re	Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from responsible officer)							
Date								

PART 1--PROJECT INFORMATION Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Hudson Avenue Replacement Project		
Location of Action (include Street Address, Municipality and County) Consolidated Edison Company of New York, Inc.'s ("Con Edison") existin intersection of Marshall Street and Hudson Avenue, Brooklyn, New York		Station, located at the
Name of Applicant/Sponsor Consolidated Edison Company of New York, Inc.	Business Teleph (212) 460-6677	one
Address 4 Irving Place		
City/PO New York	State NY	Zip Code 10003
Name of Owner(if different) Same as Above	Business Teleph	one
Contact Person: Jeffrey L. Riback, Assistant General Counsel	(212) 460-6677	
Address		
Same as above		
City/PO	State	Zip Code:
Description of Action		

Consolidated Edison Company of New York, Inc. (Con Edison) is proposing to install a new steam generating facility to fully replace the existing steam facility at Con Edison's Hudson Avenue Generating Station in Brooklyn, NY. The Hudson Avenue Generating Station consists of three parcels of land encompassing approximately 13 acres and is identified in tax records as Block 5, Lot 1; Block 6, Lot 1; and Block 12, Lot 1. The new steam generating facility will be located on approximately 1.14 acres (49,860 square feet) of station property located within Block 5, Lot 1 (see preliminary Facility Plot Plan, preliminary Project Site Boundary Area Plan and preliminary Site Plan included as Figures 3a, 3b, and 3c, respectively).

Con Edison's preliminary design concept for the project is to replicate the current steam generating capacity of the existing four low pressure (LP) boilers (Nos. 71, 72, 81 and 82) at the Hudson Avenue Generating Station with four new package boilers with a combined net steam send out of up to approximately 1,600,000 lb/hr. The existing LP boilers will be retired in place after the installation of the new boilers. There is no associated electric power generation under the proposed action.

The Hudson Avenue Generating Station currently generates and provides up to approximately 1,600,000 lb/hr of steam to the Con Edison steam system from the four LP natural circulation, balanced draft, non-reheat boilers. Each of the four boilers has a net steam output of up to approximately 400,000 lb/hr at 360 psig pressure. The LP boilers are fired by 0.3% sulfur No. 6 fuel oil and No. 2 fuel oil for ignition.

The four new shop-assembled packaged boilers will be dual-fuel type (natural gas as the main fuel with ultra-low sulfur distillate as the back-up fuel) and will be equipped with Selective Catalytic Reduction (SCR) and carbon monoxide and VOC catalyst systems for emission control. The new units will be installed in a new building to be located in the area currently occupied by the Maintenance and Storage Building and adjacent yard, which is located immediately west of Hudson Avenue approximately 160 feet north of the intersection of Hudson Avenue and John Street.



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Consolidated Edison Company of New York, Inc. Hudson Avenue Replacement Project Brooklyn, New York

Figure 2: Hudson Avenue Generating Station – Site Aerial Photograph

Photo Source: Con Edison







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Please Complete Each Question--Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1.	Present land use: □Urban □Forest	⊠Industrial □Agriculture	□Commercial □Other	□Residential (suburban)	□Rural(non-farm)

2. Total acreage of project area: Installation of the proposed steam generating facility would result in the disturbance of approximately 1.14 acres of the approximately 13-acre Hudson Avenue Generating Station. Disturbance within the 1.14-acre development area is defined below:

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	acres	acres
Forested	<u> </u>	<u> </u>
Agricultural (Includes orchards, cropland, pasture, etc.)	acres	0 acres
Wetland(Freshwater or tidal as per Articles 24,25 of ECL)	acres	0 acres
Water Surface Area	0acres	0 acres
Unvegetated (Rock, earth or fill)	<u> </u>	<u> </u>
Roads, buildings and other paved surfaces	1.14acres	1.14 acres
Other (Indicate type)	<u> </u>	<u> </u>

(Note: an additional 2.9 acres of paved surfaces at the Hudson Avenue Generating Station will be used for staging, laydown, and storage during construction.)

3.	What is predominant soil type(s) on project site?	Urban land – uncontrolled fill materials generally consisting of varying
		combinations of sand, gravel, and debris (wood, brick, concrete, etc.)

a. Soil drainage:	Well drained	100	_%of site	Moderately well drained	_%of site
	Poorly drained_		_% of site		_

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? ______acres (See 1 NYCRR 370). N.A.

4.	Are there bedrock outcroppings on project site?	□Yes	⊠No	
	a. What is depth to bedrock? Approx. 75 to 115 fe	et below	<mark>ground surface</mark> (in fe	et)

5. Approximate percentage of proposed project site with slopes: 🛛 🖾 0-10% 100

⊠0-10% <u>100</u>% □10-15%____ □15% or greater____%

- 6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? □Yes ⊠No The proposed location of the new steam generating facility is not adjacent to any designated historic building, site, or district. The New York City "Vinegar Hill Historic District" and "Dumbo Historic District" is located approximately 0.1 miles south and 0.18 miles southwest of the project site, respectively.
- 7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? DYes No

- 9. Is site located over a primary, principal, or sole source aquifer? ⊠Yes □No <u>The site is located over the Brooklyn Queens Aquifer</u> <u>System</u>
- 10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? □Yes ⊠No <u>The Hudson Generating</u> <u>Station's East River waterfront has been dedicated to industrial and utility use for over 80 years.</u>
- 11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 - □Yes ⊠No According to site reconnaissance by TRC Environmental in Spring 2009. The 1.14-acre project site is currently developed and located within an existing 13-acre industrial site that has been used for the generation of steam and electricity for over 80 years.

Identify each species

^{8.} What is the depth of the water table? 2 to 10 feet across entire Hudson Avenue Generating Station property (in feet)

12. Are there any unique or unusual land forms on the project site?(i.e., cliffs, dunes, other geological formations) □Yes ⊠No Describe The 1.14-acre project site is currently developed and located within an existing 13-acre industrial site that has been used for the generation of steam and electricity for over 80 years.
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? □Yes ⊠No If yes, explain.
14. Does the present site include scenic views known to be important to the community? □Yes 図No <u>As an existing industrial waterfront property, the Hudson Avenue Generating Station is afforded views</u>
across the East River towards lower Manhattan.
15. Streams within or contiguous to project area: <u>The site is located on the southern shoreline of the East River, near the</u> Brooklyn Navy Yard.
a. Name of Stream and name of River to which it is tributary <u>East River/New York Harbor.</u>
16. Lakes, ponds, wetland areas within or contiguous to project area: <u>NYSDEC Tidal Wetlands are designated along the Hudson</u> <u>Generating Station's East River waterfront</u>
a. NameN.A b. Size (In acres)N.A
17. Is the site served by existing public utilities? INO Site is served by electric, gas, potable water, and sanitary sewer connections.
a) If Yes, does sufficient capacity exist to allow connection? □Yes 図No <u>Additional gas service will be required at the site</u> to support operation of the replacement boilers.
b) If Yes, will improvements be necessary to allow connection?
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? □Yes ⊠No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? □Yes 図No
20. Has the site ever been used for the disposal of solid or hazardous wastes?□Yes ⊠No
B. Project Description
 Physical dimensions and scale of project (fill in dimensions as appropriate) a. Total contiguous acreage owned or controlled by project sponsor <u>approx. 13</u> acres.
b. Project acreage to be developed: <u>1.14*</u> acres initially; <u>1.14</u> acres ultimately.
* An additional 2.9 acres will be utilized for staging, laydown, and storage during construction.
c. Project acreage to remain undeveloped <u>N/A</u> acres. The 13-acre Hudson Generating Station is currently built out.
d. Length of project, in miles: <u>N.A.</u> (if appropriate).
e. If the project is an expansion, indicate percent of expansion proposed <u>N.A.</u> % f. Number of off-street parking spaces existing <u>0</u> ; proposed: <u>1 – truck unloading area.</u> There are no designated off-
street parking spaces existing <u>v</u> , proposed. <u>retruck untoating area</u> intereate no designated on- street parking spaces currently located within the site development area. One new truck unloading area is proposed to support operation of the new steam generating facility. Existing Site parking that supports current station operations will support the new steam generating facility.
g. Maximum vehicular trips generated per hour: <u>approx. 30 vehicle peak hour trips including operational employees and</u> (upon completion of project). <u>station deliveries</u>
h. If residential, Number and type of housing units: N.A.
One Family Two Family Multiple Family Condominium
Ultimately

will be located within the Hudson Avenue Generating Station site.

. .

2. How much natural material (i.e., rock, earth, etc.)will be removed from the site? <u>N/A</u> tons/cubic yards. <u>The project intends to</u> <u>have a balance of cut and fill. If excavated soil is determined not to be suitable for reuse, it will be disposed of by a licensed</u> <u>contractor at a facility licensed to accept such material in accordance with applicable laws.</u>

3. Will disturbed areas be reclaimed?

a. If yes, for what intended purpose is the site being reclaimed?

b. Will topsoil be stockpiled for reclamation? DYes INO

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? <u>None. The 1.14-acre project site is</u> <u>currently developed and located within an existing 13-acre industrial site that has been used for the generation of steam</u> and electricity for over 80 years

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? □Yes ⊠No

6. If single phase project: Anticipated period of construction 36 months, (including demolition).

7. If multi-phased: N.A.

a. Total number of phases anticipated _____(number).

b. Anticipated date of commencement phase 1 _____month ____year, (including demolition).

c. Approximate completion date of final phase _____month ____year. d. Is phase 1 functionally dependent on subsequent phases?

8. Will blasting occur during construction?
UYes
No

9. Number of jobs generated: during construction? Approx, 250 during peak construction; after project is complete? 0

10. Number of jobs eliminated by this project? _____.

11. Will project require relocation of any projects or facilities? DYes INo If yes, explain No off-site utility relocations are

<u>No off-site utility relocations are</u> <u>anticipated to be required.</u>

a. If yes, indicate type of waste (sewage, industrial, etc.) and amount. <u>The Hudson Avenue Generating Station discharges</u> process wastewater to the East River in accordance with the terms and conditions of a State Pollutant Discharge Elimination System permit ("SPDES") issued by the NYSDEC. This permit would have to be modified to reflect wastewater to be generated from the proposed project, including but not necessarily limited to, site stormwater runoff, boiler blowdown, demineralization regeneration water, sample drains and treated effluent from on-site oil/water separators used for the proper management of building floor drains.

ΠNo

b. Name of water body into which effluent will be discharged: East River

13. Is subsurface liquid waste disposal involved?

14. Will surface area of an existing water body increase or decrease by proposal?

15. Is project, or any portion of project, located in a 100 year flood plain? ⊠Yes □No <u>A small portion of the proposed</u> project site is located within the FEMA-designated 100-year floodplain. The majority of the project site is located within the FEMA-designated 500-year floodplain.

16. Will the project generate solid waste?

a. If yes, what is the amount per month? <u>Less than 80 cubic yards per month of operational refuse tons.</u>

b. If yes, will an existing solid waste facility be used? ☑Yes □No

c. If yes, give name: Private haulers would transport operational waste to a licensed facility; location TBD

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?

e. If Yes, explain <u>Certain process wastes (e.g., periodic boiler washwaters, oil and grease from oil-water separator) would be</u> disposed by a private contractor at an approved disposal facility.

17. Will the project involve the disposal of solid waste?

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

- b. If yes, what is the anticipated site life? _____years.
- **18**. Will project use herbicides or pesticides?

 Yes
 No

19. Will project routinely produce odors (more than one hour per day)? [Yes INo

- 20. Will project produce operating noise exceeding the local ambient noise levels? □Yes ⊠No The proposed steam generating facility will result in the installation of noise generating equipment at the Hudson Avenue Generating Station. However, the operation of the new steam generating equipment will negate the need to operate existing steam generating equipment currently installed at the Hudson Generating Station. Therefore, it is not expected that the operation of the new steam generating equipment will result in any noticeable increase in existing local ambient noise levels. Further, operation of the new steam generating equipment will be in accordance with the New York City noise standards.
- 21. Will project result in an increase in energy use? ⊠Yes □No If yes, indicate type(s) <u>Based on the expected future operation of the new steam generating facility, additional steam will</u> <u>be produced at the Hudson Avenue Generating Station as compared to current operating conditions. As a consequence,</u> <u>additional fuel will be required to operate the new boilers as compared to current fuel usage at the station.</u>
- 22. If water supply is from wells, indicate pumping capacity N.A. gallons/minute.
- 23. Total anticipated water usage per day _____ gallons/day. <u>Water use at the site is anticipated to be similar to existing water use, ranging between 4.9 and 5.8 million gallons per day when operating under full steam sendout conditons.</u>
- 24. Does project involve Local, State or Federal funding? INO If yes, explain <u>Con Edison has applied for real property tax benefits available to the project under the former Industrial and</u> <u>Commercial Incentive Program (ICIP).</u>
- 25. Approvals Required:

The following is a list of the possible major permits and approvals required for the project. Note that it is currently assumed that the project will be developed "as-of-right", and as a consequence, zoning approvals and review under the Uniform Land Use Review Procedure is not anticipated. Type Submittal

				Date
City, Town, Village Board	□Yes	⊠No		
City, Town, Village Planning Board	⊠Yes	□No	Waterfront Revitalization Program	
(Department of City Planning)			Consistency Determination	
City, Town Zoning Board	□Yes	⊠No		
City, County Health Department	⊠Yes	□No		
(New York City DEP)			Construction-related Sewer Connect	
			Permit	
			Permit for use and supply of water	· · · · · · · · · · · · · · · · · · ·
			Certificate for Operation of Fuel	
			Burning Equipment	
			Permit to use, operate, or tamper with	
			Fire Hydrant, high pressure hydrant	
	·		or valve in the City water supply system	·····
Other Local Agencies	⊠Yes	□No	City of New York Building Permit	·
Other Regional Agencies	⊡Yes	⊠No		
State Agencies	⊠Yes	⊡No	NYSDEC Part 201 State Air Permit	····
			NYSDEC Part 231 PSD/NNSR	
			NYSDEC CAA Title V Operating	
			Permit_Modification	
			NYSDEC Industrial SPDES Permit	
			Modification	
			NYSDEC Major Oil Storage Facility	
			License Modification	
			NYSDEC Construction SPDES Permit	· · · · · · · · · · · · · · · · · · ·
			NYSDEC Article 15 Protection of	
			Waters Permit	
			NYSDEC Tidal Wetlands Permit	_
			NYSDEC 401 Water Ouality Certificate	······································
			OPRHP Section 106 Determination of	
			No Effect	

Federal Agencies	⊠Yes	□No	Prevention of Significant Deterioration	
			Permit (USEPA)	
			US Army Corp - Section 10 of the	
			Rivers and Harbors Act (only if	
			waterfront improvements proposed)	· · · · · · · · · · · · · · · · · · ·
			FAA Determination of No Hazard to	
			Navigation for New Stack	

C. ZONING and PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision?

If Yes, indicate decision required:

Zoning amendment	□zoning variance⊠special use permit	Subdivision	⊠site plan
Inew/revision of master plan	□resource management plan ⊠othe	r Coastal Zone C	onsistency Determination

2. What is the zoning classification(s) of the site? M3-1, Heavy Manufacturing District per the 2001 NYC Zoning Resolution

- 3. What is the maximum potential development of the site if developed as permitted by the present zoning? <u>Based on the M3-1, Heavy Manufacturing District's maximum permitted Floor Area Ratio of 2.0 and 49,860 square foot project site,</u> <u>approximately 99,720 square feet of heavy industrial floor space could be developed within the project's site development</u> area.
- 4. What is the proposed zoning of the site? <u>Same as existing</u>
- 5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? <u>See # 3 above.</u>
- 6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ⊠ Yes □No <u>The proposed steam</u> <u>generating facility is an "allowable use" within the M3-1 Heavy Manufacturing District.</u>
- 7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action? Land Use: Heavy and Light Industrial and Residential

Zoning: M3-1, Heavy Manufacturing District; M1-2, M1-5 Manufacturing Districts; and R6A, R6B, and R8A General Residence Districts.

- 8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? ⊠Yes □No <u>The proposed steam</u> <u>generating facility would be constructed within the existing 13-acre Hudson Avenue Generating Station, a site which has been used for the generation of steam and electricity for over 80 years.</u>
- 9. If the proposed action is the subdivision of land, how many lots are proposed? NA_____

a. What is the minimum lot size proposed? N.A.

- 10. Will proposed action require any authorization(s) for the formation of sewer or water districts? DYes INO
- 11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
 - a. If yes, is existing capacity sufficient to handle projected demand? DYes DNo

12. Will the proposed action result in the generation of traffic significantly above present levels? \Box Yes \boxtimes No <u>Operational traffic will be</u> If yes, is the existing road network adequate to handle the additional traffic? \Box Yes \Box No similar to existing traffic volumes

similar to existing traffic volumes generated by station operation. Construction activities will result in a temporary increase in existing traffic volumes in the project area.

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your propose to mitigate or avoid them.

E. Verification	the ir	nformatio	on prov	vi cjed , al	ogve is true to	the best of my knowledge.		
Applicant/Sponsor Na	anje	Jeffrey	. Riba	k, Co	solidates Edis	<u>on Company of New York, Inc</u>	Date_ <u>May 29, 2009</u>	
Signature		Very (. /	14	10-t		Assistant General Counsel	
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If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment