



the City. The proposed academy would consist of approximately 1,893,600 gross square feet (gsf) of indoor training facilities, classrooms, related administrative and support space, a police museum, a visiting police/lecturer dormitory facility, a tactical village, K-9 units, an outdoor track, and an indoor pistol training facility. The Police Academy will have an above-grade parking facility with up to between 1,800 and 2,000 parking spaces on-site. The site will be accessible from both Ulmer Street and College Point. Vehicles that enter the site via College Point will use internal circulation roads to access the garage from the west. Trucks will access the site via 28<sup>th</sup> Street. These project components (together, “the Project” or “the Academy”) are assumed to be the worst-case for the purpose of environmental analysis. For analysis purposes, the Project Site will be able to accommodate the entire building program.

The Project Site is a City-owned parcel, which consists of approximately 35-acres. Located in the College Point, Queens section of Community District 7, the site is generally bounded by 28<sup>th</sup> Avenue to the north, Ulmer Street to the east, 31<sup>st</sup> Avenue to the south, and College Point Boulevard to the west. The Site consists of the following parcels: Block 4301 part of Lot 1; Block 4321, part of Lot 48; Block 4323, part of Lot 19; Block 4324, part of Lot 1; Block 4325, Lot 1; Block 4326, Lot 1; Block 4327, Lot 1; Block 4328, Lot 1; Block 4329, Lots 1, 7, and 10; Block 4354, part of Lot 50; Block 4356, part of Lot 30; Block 4357, part of Lot 1; Block 4358, part of Lot 1; Block 4359, Lot 1; and Block 4360, part of Lot 75.

Once completed, the Academy would be able to accommodate up to 2,000 recruits in one graduating class, with up to 4,000 recruits graduating per year. The Academy will also train approximately 650 Traffic Enforcement and School Safety personnel per class. The Academy will also serve as the primary in-service training facility, with up to 3,012 personnel (this will consist of up to approximately 1,500 officers for in-service training, approximately 1,369 general staff, and approximately 143 maintenance workers) on-site on the average day for administrative, training, and related support activities. Up to approximately 450 visiting lecturers and students and 50 museum visitors can also be expected at the Academy. The analysis year (Build Year) will be 2012.

The Proposed Project will require approvals through the Uniform Land Use Review Procedure (ULURP) under City Charter Section 197(c) and 197-d and separate Borough Board and Mayoral approval pursuant to City Charter Section 384(b)(4), and consists following action:

- ◆ Site Selection for the development of a public facility such as the proposed Police Academy on an approximately 35-acre parcel. The Site Selection process also involves a review of the project under the “Fair Share” criteria for the location of City facilities, as mandated under Section 203 of the Charter and adopted by the New York City Planning Commission.
- ◆ Due to the need for these discretionary approvals by the City, the review of the project must comply with CEQR procedures, as mandated under New York State environmental laws.

In addition to the above, as the Proposed Project is currently in the preliminary conceptual design stage, it is possible that the proposed development may require additional public approvals such as a special permit(s) or a mayoral zoning override to waive some height and setback restrictions and to reduce the accessory parking requirements of the project site’s M1-1 and M3-1 zoning regulations.

#### **STATEMENT OF SIGNIFICANT EFFECT:**

In accordance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the rules of the City of New York (CEQR), the New York City Police Department (NYPD), lead agency for the referenced project, has

determined that the proposed project may have a significant impact on the quality of the human environment. Accordingly, an Environmental Impact Statement is required to evaluate and disclose the extent to which impacts may occur. Aspects that may require evaluation of potential environmental impacts include:

- 1). The potential for substantial impacts related to land use, zoning and public policy;
- 2). The potential for substantial open space impacts;
- 3). The potential for substantial impacts as a result of shadows;
- 4). The potential for substantial urban design/visual resources impacts;
- 5). The potential for substantial impacts related to neighborhood character;
- 6). The potential for substantial impacts related to the natural resources;
- 7). The potential for substantial impacts related to the Waterfront Revitalization Program;
- 8). The potential for substantial impacts related to hazardous materials;
- 9). The potential for substantial impacts related to infrastructure;
- 10). The potential for substantial impacts related to solid waste and sanitation services;
- 11). The potential for substantial impacts related to area energy consumption;
- 12). The potential for substantial impacts related to traffic, parking, transit & pedestrians;
- 13). The potential for substantial impacts related to air quality;
- 14). The potential for substantial impacts related to noise;
- 15). The potential for substantial construction impacts; and
- 16). The potential for substantial public health impacts.

**Statement in Support of Determination:**

The above determination is based on the finding that:

- 1). The proposed project would require, among other actions, the site selection of an approximately 35-acre parcel of largely unimproved land that is predominantly located in an M3-1 zoning district, though a small strip along College Point Boulevard is located within an M1-1 zone. The project would result in the development of an approximately 1,893,600 gsf and an above-grade parking garage with a total capacity of up to between 1,800 and 2,000 spaces. The proposed actions and the anticipated development would result in a major change in land use on the project site and may result in noncompliance with zoning requirements, and therefore, warrant a detailed assessment.
- 2). The proposed project would result in the introduction of approximately 1,893,600 gsf of police academy and training uses, which are expected to generate significantly more than 500 employees and other similar users. Therefore, the proposed project is expected to have an effect on the utilization of open space and recreational facilities in the surrounding area and an assessment of the proposed project's potential to affect open space and recreational facilities is required.
- 3). The proposed project involves the construction of an approximately 1,893,600 gsf of police academy and training facility that would exceed 50 feet in height. Based on the location of the Project Site, the maximum building height imposed by FAA regulations, and the RWCDs developed for analysis purposes, it does not appear that any existing publicly accessible open spaces, or light-sensitive historic resources are located in the anticipated worst-case shadow area. Therefore, the Proposed Action is unlikely to result in significant adverse shadow impacts, and a detailed shadow analysis is probably not warranted. However, a shadows screening analysis will be performed in the EIS, using the methodology recommended in the *CEQR Technical Manual*, to identify the location of sunlight-sensitive resources in the shadow study area.

- 4). The proposed project would substantially alter the appearance of the proposed development site by replacing the largely unimproved site with approximately 1,893,600 gsf of police academy and training uses, as well as an above grade, approximately 1,800- to 2,000-space accessory parking garage. Given the scale of the Proposed Project, it has the potential to result in significant impacts on urban design and visual resources. Therefore, a discussion of the Project's effect on urban design and visual resources is warranted.
- 5). By developing a currently largely unimproved site with a new approximately 1,893,600 gsf of police academy and training uses and an above grade, approximately 1,800- to 2,000-space accessory parking garage, the proposed project would represent a dramatic change to the land use, building bulk and scale on the development site, and thus would be expected to affect the character of the surrounding neighborhood. It would also result in a substantial addition to employment in the area. Therefore, the proposed project has the potential to alter certain constituent elements of the affected area's neighborhood character, and a detailed assessment is warranted.
- 6). The proposed action would result in new development on a site that contains a watercourse. As such, the Proposed Action has the potential to result in natural resources impacts and an assessment of natural resources will be provided in the EIS, as described in the draft Scope of Work. The RWCDs's potential impacts on identified natural resources, such as any significant fish habitats, would be assessed, including both short-term construction effects, as well as any potential long-term effects, including any new outfalls, expected run-off, etc.
- 7). The proposed action would result in new development within the designated NYC coastal zone boundary. As such, a detailed assessment of the Proposed Action's consistency with the applicable policies of the Waterfront Revitalization Program is warranted.
- 8). The proposed action would result in new development in an area zoned for manufacturing, and therefore has the potential to result in significant hazardous materials impacts requiring a detailed analysis.
- 9). The proposed action would facilitate the construction of approximately 1,893,600 gsf of police academy and training uses and an above grade, approximately 1,800- to 2,000-space accessory parking garage, which could place additional demands on infrastructure due to increased demand for services and the additional volume of sewage produced and could potentially result in infrastructure impacts. Therefore, a detailed infrastructure screening analysis is warranted to identify whether the proposed development has the potential to result in significant impacts.
- 10). The proposed action would facilitate the construction of approximately 1,893,600 gsf of police academy and training facility uses that would require sanitation services. It is expected to exceed 10,000 pounds of solid waste per week, given the scale of the expected development. Accordingly a detailed assessment is warranted.
- 11). The proposed action would facilitate the construction of approximately 1,893,600 gsf of police academy and training facility uses. The *CEQR Technical Manual* indicates that a detailed assessment would be limited to actions that might somehow affect transmission or generation of energy, or that generate substantial indirect consumption of energy. The Proposed Action and the associated RWCDs would not involve the transmission or generation of energy. However, the Police Academy would represent a net increase in energy demand in the area as compared to existing conditions. As such, a screening analysis will be provided in

the EIS to estimate the additional energy consumption associated with the RWCDs and determine if a detailed analysis is warranted.

- 12). The Proposed Project is expected to generate significant traffic and transit trips and will contain approximately 1,800 to 2,000 on-site parking spaces. Therefore, detailed traffic, parking, transit and pedestrian analyses are warranted.
- 13). The Proposed Project would exceed the *CEQR Technical Manual* threshold of 100 vehicle trips through an intersection during the peak hour traffic periods and could have significant mobile source air quality impact. The Proposed Project would also include a new parking garage accommodating approximately 1,800 to 2,000 on-site; therefore, an analysis to examine the potential for CO impacts from this facility is required. In addition, the Proposed Project would involve the construction of a new public facility in an existing manufacturing district, which may contain industrial/manufacturing uses that could adversely affect the population at the Academy site. Additionally, the boiler emissions from the Proposed Project could adversely affect existing facilities. Therefore, the project could have significant mobile source and stationary source air quality impacts and detailed analyses are warranted.
- 14). The Proposed Project would likely increase the level of vehicle activity in the project area, and would therefore have the potential to increase noise levels. Therefore, a detailed technical analysis of noise conditions for the Project Site is warranted.
- 15). The proposed development site could have impacts during construction, which need to be assessed.
- 16). The project may result in significant impacts in the following areas, thereby triggering a public health analysis: increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts; increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse impacts; solid waste management practices that could attract vermin and result in an increase in pest populations; potentially significant adverse impacts to sensitive receptors from noise and odors; vapor infiltration from contaminants within a building or underlying soil that may result in significant adverse hazardous materials or air quality impacts or exceedances of accepted federal, state, or local standards. Therefore, depending on the result of these analyses, a public health analysis may be warranted.

Accordingly, the New York City Police Department directs that a Draft Environmental Impact Statement be prepared in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-09 of Executive Order 91 of 1977, as amended.

**Public Scoping:**

Public Scoping is a process whereby the public is invited to comment on the proposed scope of analysis planned for the Draft EIS. A Scoping Document has been prepared outlining the proposed content of the Draft EIS.

The Public Scoping meeting will be held on Thursday, April 3, 2008 at 7:00 PM at:

Union Plaza Care Center  
1<sup>st</sup> Floor Community Room  
33-23 Union Street (at the intersection of Union Street and 33<sup>rd</sup> Avenue, one block west of Parsons Boulevard)

The facility is barrier-free and free parking is available on-site and on-street parking is also available. Pedestrian access is from Union Street. The Union Plaza Care Center is easily accessible by the Q20, Q44, and Q16 bus lines.

A copy of the Scoping Document may be obtained by any member of the public from the Lead Agency:

Inspector Anthony T. Tria  
New York City Police Department  
620 Circle Drive  
Fort Totten, NY 11359  
Telephone: (718) 281.1254

Written comments will be accepted until 5:00 PM on Monday, April 14, 2008 and may be submitted at the public scoping meeting or to Inspector Anthony Tria at the above address.

The Positive Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law.



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Inspector Anthony Tria,  
For the New York City Police Department