
IN THE MATTER OF an application submitted by the New York City Department of Environmental Protection, Bureau of Heavy Construction, pursuant to Section 197-c of the New York City Charter for the selection of city-owned property for the construction of a sewage pumping station to be located on Richmond Avenue between Hylan Boulevard and Tennyson Drive (Block 5411, Lot 40), Community District 3, Borough of Staten Island,

The application was filed by the Bureau of Heavy Construction of the New York City Department of Environmental Protection (DEP) on December 16, 1987, for the selection of city-owned property to be developed for use as a sewage pumping station located on Richmond Avenue between Hylan Boulevard and Tennyson Drive, in the Eltingville section of the Borough of Staten Island within the Special South Richmond Development District.

RELATED ACTIONS

In addition to the site selection application which is the subject of this report, implementation of the applicant's proposal also requires action by the City Planning Commission and the Board of Estimate on the following applications which are being considered concurrently with this application:

C 880478 MMR - Amendment to the City Map involving the relocation of a portion of Prol Place approximately 114 feet southeast of its present alignment, and the delineation of a 60-foot-wide sewer right-of-way across city-owned property from Hylan Boulevard to the proposed pumping station.

C 880480 ZSR - Approval of a special permit pursuant to Section 74-734 to allow a sewage pumping station to be located in a Residence District; two authorizations pursuant to Sections 107-64 and 107-65 for the removal of trees and the modification of existing topography and a certification pursuant to Section 107-08 for the subdivision of the northwesterly portion of Lot 40, Block 5411, into two zoning lots, within the Special South Richmond Development District.

BACKGROUND

The proposed action for site selection and the related concurrent actions (C 880478 MMR and C 880480 ZSR) will facilitate the construction of the Richmond Avenue Pumping Station as part of the South Shore Sewage Interceptor System. It is proposed that sewage from Tottenville and other communities will flow by gravity through existing mains to the Richmond Avenue Pumping Station. At the proposed pumping station, sewage will be lifted approximately 60 feet and will continue its flow through existing mains to the Oakwood Beach Water Pollution Control Plant. The affected communities now use septic tanks and private treatment plants for sewage disposal. The applicant, the Bureau of Heavy Construction of the New York City Department of Environmental Protection (DEP), estimates that initially the pumping station will serve the area's current population of 105,000. The agency also estimates that 237,000 people could be served by the year 2020.

Completion of the proposed facility is scheduled for November 1992. Residents in the affected areas will be required to connect their sanitary systems to the sewer system within a year of completion, in accordance with Sub-Article 1602.0 (Drainage System) of the New York City Building Code.

The site proposed for the construction of the pumping station near the eastern shore of Staten Island is located in the Eltingville section. It is on the northwest side of Richmond Avenue, 110 feet southeast of Hylan Boulevard. The site is in an R3-2 district within the Special South Richmond Development District. The proposed facility will have an area of 35,881 square feet (approximately .82 acre).

Within the same city-owned parcel, northwest of the site proposed for development as a pumping station, is a New York City Transit Authority bus turnaround. The bus turnaround is entered from Hylan Boulevard, and this will not change.

The proposed amendment to the City Map (C 880478 MMR) will relocate the portion of Prol Place within Lot 40 114 feet southeast of its present location. Prol Place is an L-shaped street. The portion to be relocated is undeveloped. When Prol Place is relocated as proposed, it will form the southeasterly boundary of the site. Moving Prol Place will create a 114-foot-long cul-de-sac without a turnaround on the northwest improved portion of this L-shaped street. Several well-maintained two-story residences are located along this portion of Prol Place. A 60-foot-wide sewer corridor over city-owned property will be delineated to prevent the construction of any structure over the sewer connecting the pumping station and the interceptor under Hylan Boulevard.

The special permit requested will enable DEP to build a sewage pumping station in a Residence District. Authorization and certification will enable trees to be removed and topography to be modified and will permit the New York City Transit Authority's site to be separated from the DEP site. A total of 45 trees are to be removed and replaced by the applicant.

The remaining portion of the city-owned parcel, southeast of the new Prol Place, was recently sold at auction.

The blocks immediately surrounding the site include an undeveloped beach area facing Great Kills Bay and the ocean; several undeveloped parcels (between Oceanic and Richmond avenues); and blocks of occupied, single-family detached or semi-detached homes. A local commercial strip which extends east to Nelson Avenue begins at the corner of Hylan Boulevard and Richmond Avenue. Additional local retail activities are clustered near the SIRT stations at Eltingville and Great Kills.

The site that will contain the pumping station is approximately 202 feet by 180 feet. The structure that will house the pumping station will have a footprint of approximately of 7,883 square feet and will be approximately 40 feet above the existing grade at its highest point. Mechanical pumping and system connections will have to be placed approximately 70 feet below grade.

ENVIRONMENTAL REVIEW

This application (C 880479 PSR), in conjunction with those for the related actions, was reviewed by the Department of Environmental Protection and the Department of City Planning pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) procedures set forth in Executive Order No. 91 of 1977. The designated CEQR number is 88-142R.

The Department of Environmental Protection and the Department of City Planning, as CEQR lead agencies, have determined that with the modifications, conditions and alterations listed below, the proposed action will have no significant effect on the quality of the environment. A conditional negative declaration, signed by the applicant, was issued on June 20, 1988.

The required modifications are as follows:

"DEP's Division of Noise Abatement has determined that the proposed action would not result in a significant noise impact, provided that 45 dBA be maintained at the lot line:

- a. If there are any tonal qualities in the noise spectrum propagated by the pump station, the noise should be lower than 45 dBA at the project's lot line.
- b. Testing of the emergency stand-by generator should be done only during the daytime."

UNIFORM LAND USE REVIEW

This application, in conjunction with those for the related actions, was certified as complete by the City Planning Commission on July 11, 1988, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules, and was duly referred to Community Board 3.

Community Board Public Hearing

Community Board 3 held a public hearing on this application on August 23, 1988 and adopted a resolution on that date recommending approval by a vote of 25 in favor and none in opposition with two abstentions. The community board recommended that evergreen shrubs be planted along the perimeter of the site opposite residential uses.

City Planning Commission Public Hearing

On September 14, 1988 (Calendar No. 7), the City Planning Commission scheduled October 5, 1988 for a public hearing on this and the related concurrent applications. The hearing was duly held on that date (Calendar No. 21), in conjunction with the public hearing on the applications for the related actions (C 880478 MMR and C 880480 ZSR).

There were no appearances, and the hearing was closed.

CONSIDERATION

The Richmond Avenue Pumping Station is vital to the development of the entire South Shore Interceptor System. Residents of the South Richmond area will benefit from this proposal which will eliminate dependence on private means of sewage disposal. The site proposed is essential for the construction of the pumping station because of its location near the intercepting sewer. It will serve the entire South Richmond area.

Construction of the pumping station will permit the city to comply with the New York State Supreme Court-ordered decree dated June 23, 1988 requiring the start of construction of a facility of this type by February 15, 1989. Non-compliance by the city would result in gradually increasing fines.

The proposed site makes it possible to design and construct a pumping station which will have no significant adverse environmental effects on the surrounding residential community because, after construction, the site will be landscaped and restored to its natural state. In addition, there will be no significant adverse effects on the natural drainage system.

RESOLUTION

RESOLVED, that the City Planning Commission concurs in the environmental determination of the Department of Environmental Protection and the Department of City Planning, as CEQR lead agencies, issued on June 20, 1988 with respect to this application (CEQR No. 88-142R); and be it Further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the selection of city-owned property for the construction of a sewage pumping station to be located on Richmond Avenue between Hylan Boulevard and Tennyson Drive (Block 5411, Lot 40), Community District 3, Borough of Staten Island, is approved.

The above resolution, duly adopted by the City Planning Commission on October 24, 1988 (Calendar No.2), is filed with the Secretary of the Board of Estimate in accordance with the requirements of Section 197-c of the New York City Charter.

SYLVIA DEUTSCH, Chairperson
DENISE M. SCHEINBERG, Vice-Chairman
Wm. GARRISON McNEIL, STUART K. PERTZ,
DANIEL T. SCANNELL, Commissioners