ADVISORY COMMITTEE MEETING

MARCH 11, 2013

OPEN INDUSTRIAL USES

Agenda

Monday March 11, 2013 11am - 12:30pm
External Advisory Committee Meeting

1) Welcome and Introductions

2) Overview of Role of External Advisory Committee

3) Matrix of Controls Presentation
   a. Methodology
   b. Preliminary Control Categories
   c. Screening Assessment
   d. Regulatory Review process

4) Questions and Discussion

5) Next Steps
   a. Future meeting dates
   b. What to expect for future meetings
   c. Updates to website with steering committee information and presentation

The Open Industrial Uses Study



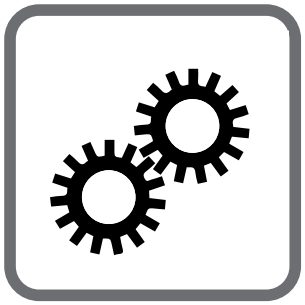



Should the City's 1961 Zoning Resolution controls on open industrial uses—especially along the waterfront—be updated, in light of other regulations and climate change?

Objective: Pollution prevention controls that foster economic development while providing appropriate protections to neighboring industrial, commercial and residential uses, enhancing resilience to climate change, especially flooding, and protecting natural resources.

Six use categories

Concrete & Asphalt Manufactuing



Scrap Metal Processing

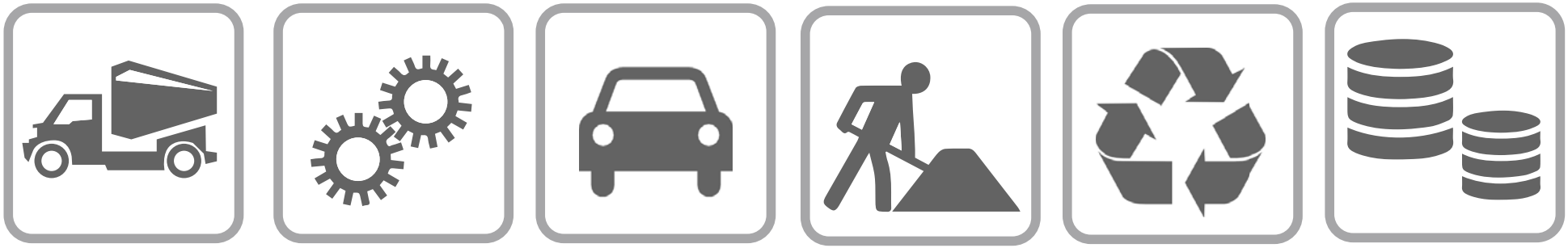
Auto Dismantling

Non-putrescible Waste, C&D, Clean Fill

Waste Recycling

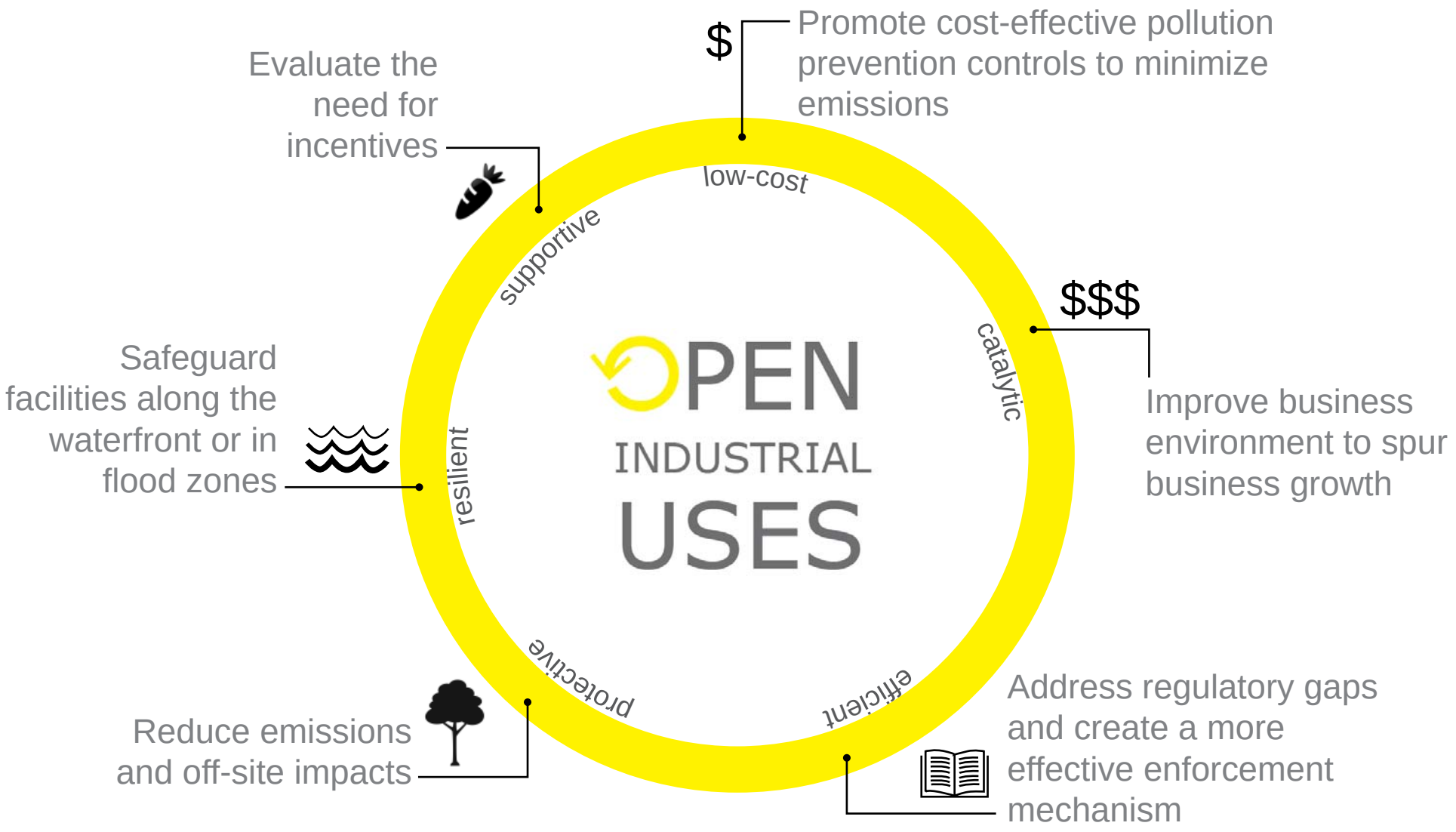
Unenclosed Storage

Common concerns



- Blowing dust, debris, infestation, and contamination of water and soil are frequent problems.
- Damage to public infrastructure
- Improperly stored materials pose threats in severe storms or flooding.
- While many businesses comply with industry best practices, they compete with others that fail to maintain standards.

Objectives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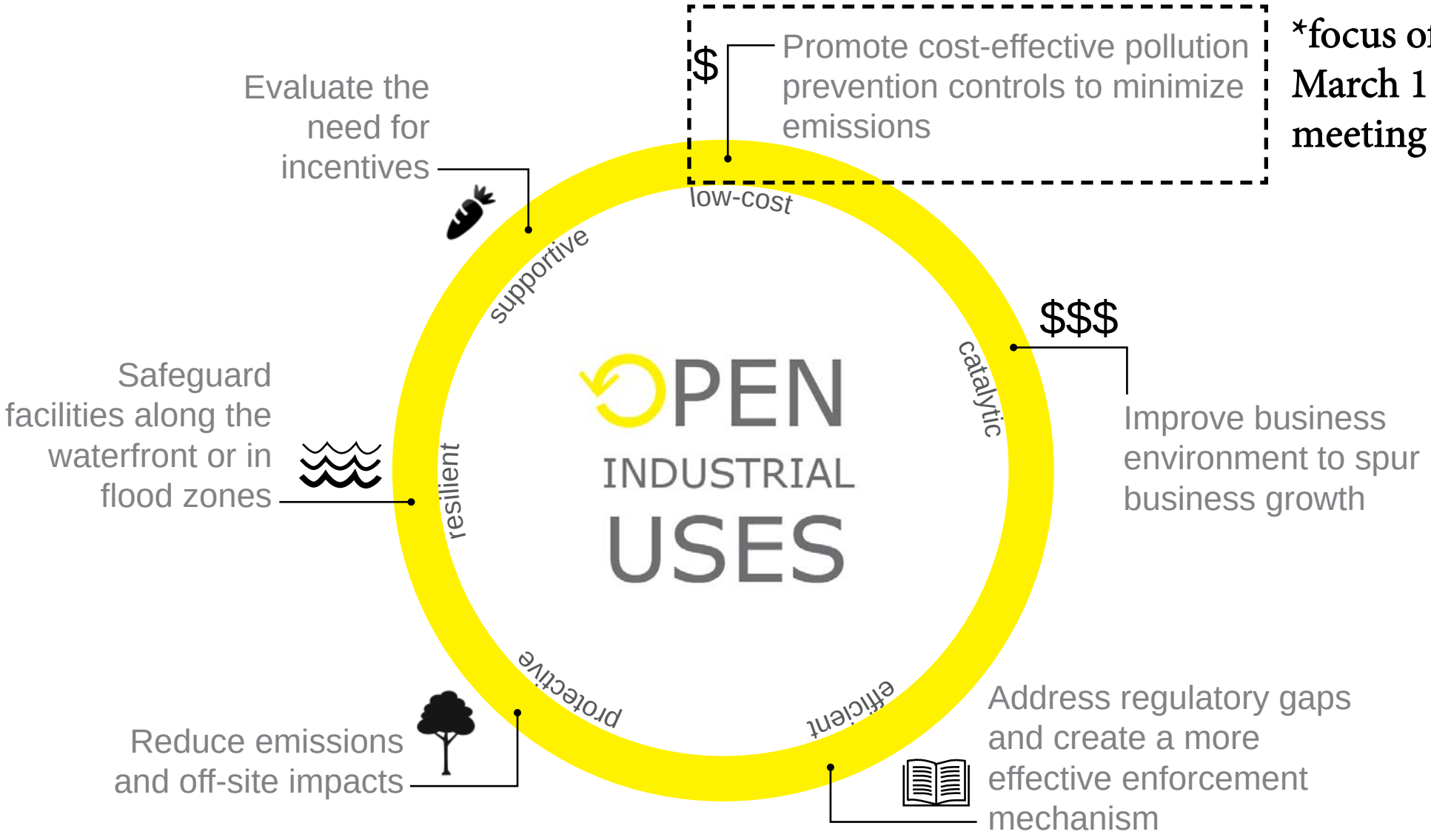
Promote cost-effective pollution prevention controls to minimize emissions
low-cost
Evaluate the need for incentives
supportive
$$$
Improve business environment to spur business growth
catalytic
Safeguard facilities along the waterfront or in flood zones
resilient
OPEN
INDUSTRIAL
USES
Address regulatory gaps and create a more effective enforcement mechanism
efficient
Reduce emissions and off-site impacts
protective

Objectives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*focus of March 11th meeting
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Stakeholder Feedback

Topics of concern mentioned at January 2013 Stakeholder Meetings

TRAFFIC

RESIDENTIAL ZONING

PARKING

COSTS

FINES

BEST PRACTICES

FLOODING/ CLIMATE CHANGE

TRANSPORTATION

WATER QUALITY

BROWNFIELD REMEDIATION

NOISE

FUNDING/ INCENTIVES

LEVELING THE PLAYING FIELD

FLOODPLAIN SPECIFIC

LOSS OF INDUSTRIAL LAND

URBAN AGRICULTURE

Scope

The topics inside the circle fall within the scope of OIUS.

TRAFFIC

RESIDENTIAL ZONING

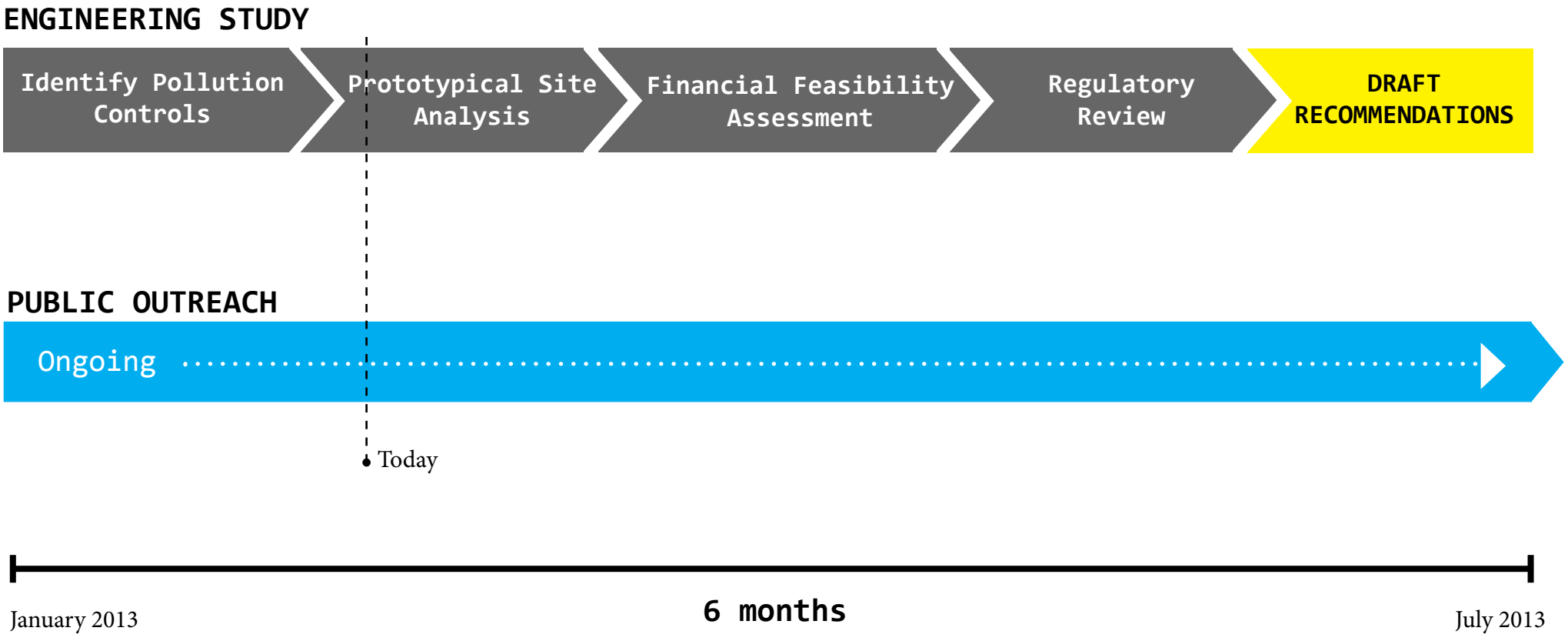
TRANSPORTATION

BROWNFIELD REMEDIATION

LOSS OF INDUSTRIAL LAND

URBAN AGRICULTURE

Strategy


ENGINEERING STUDY
Identify Pollution Controls
Prototypical Site Analysis
Financial Feasibility Assessment
Regulatory Review
DRAFT RECOMMENDATIONS
PUBLIC OUTREACH
Ongoing
Today
January 2013
6 months
July 2013

Methodology

Engineering controls have been evaluated and scored based on a series of parameters including cost and measures of effectiveness in addressing environmental factors.

						Assessment Chart		Factored into X VALUE (EFFICACY) of Assessment Chart														
								Categories of Open Industrial Uses being Addressed							Environmental Factors being Addressed							
								Weighed Score	1 = Applicable to Use						Weighed Score	Score Compilation (automatic) for each environmental effectiveness measure.				Weighed Score	Ra
factor						72	60	18	1	1	1	1	1	1	54	15	18	12	18	45	
Category	POLLUTION PREVENTION CONTROL	Already Required? (If YES, list which industry, or ALL)	Original numbering order	Source	Page	Efficacy (X VALUE)	Cost (Y VALUE)	Total Controls	Concrete and Cement Manufacturing	Auto Dismantling/Auto Salvage	Scrap Metal Salvage	Waste Recycling	Non-Putrescible Waste	Unenclosed Storage of Operable Equipment & Usable Materials	Total Environmental Quality	Air Quality	Water Quality/ Stormwater	Noise	Climate Resilience	Total Costs	
nclose	Enclose the entrire operation; including proposed installation of ventilation and filtration system.	Putrescible Solid Waste Transfer Station, Included in SWPPP for Construction	9	28, 55, 71, 8, 2, 18, 74, 27	10, 32, 2, 20, 4, 14, 18, 60	85%	43%	15		•	•	•	•	•	46.5	12	18	10	13	15	
uffer	Require minimum lot area for specified uses for new/redevlopment sites; to allow space for the implementation of controls			78	n/a	55%	47%	18	•	•	•	•	•	•	21.5	4	12	4	3	15	
ave & Grade	Pave site to reduce dust generation; add a stormwater management system and/or sediment interceptor.		39	10, 29	32, 27	53%	57%	18	•	•	•	•	•	•	20.5	4	12	1	7	24	
erimeter	open storage of materials or products shall be permitted only if effectively screened by a solid wall (including solid entrance and exit gates) at least twelve feet in height.			78	943	52%	70%	18	•	•	•	•	•	•	19.5	5	6	8	1	30	
onveyance & Flow	Facilities should develop a SWPPP that prescribes how stormwater will be managed	Included in SWPPP for Construction Projects that disturb 1 acre or more of land	85	28, 8, 19, 74, 3, 27, 20	6, 1, 6, 2, 30, 117, 3	51%	45%	18	•	•	•	•	•	•	18.5	0	18	0	1	15	
hield	Noise walls and/or other noise abatement measures and equipment enclosures should be utilized to provide shielding to sensitive receptor locations from significant noise generating equipment		51	83	8	49%	68%	18	•	•	•	•	•	•	17	5	0	12	0	30	
tabalize & Reinforce	Vegetative Cover. By establishing a vegetative cover on areas that will not see vehicle traffic, exposed soil is stabilized and wind velocity at ground level can be reduced, thus reducing the potential for dust to become airborne.			8	27	49%	68%	18	•	•	•	•	•	•	17	3	10	0	8	30	
nclose	Store all containers of gasoline, oil, solvents and other flammable chemicals in sealed containers in a fire safe, ventilated enclosed structure on an impervious spill containment surface where materials cannot pollute water if involved in flooding incident		14	2, 24, 27	6, 7, 84	48%	90%	18	•	•	•	•	•	•	16.5	2	9	0	11	42	
tabalize & Reinforce	Provide cover to surfaces unsuitable for planting with mulch, compost, matting, or netting- control erosion and sedimentation	Included in SWPPP for Construction	99	28, 73, 11, 8, 24, 3, 18	194, 4, 22, 19, 6, 19, 23	47%	68%	18	•	•	•	•	•	•	16	3	10	0	6	30	
gnage	install "no idling" signage consistent with regulations to reduce idling of equipment/ vehicles to reduce emissions		49	17, 36	80, 127	47%	97%	18	•	•	•	•	•	•	15.5	12	0	3	1	45	
uffer	Lay out or change the facility plan in a way to locate emission sources away from the sensitive land uses outside		3	41	n/a	46%	63%	18	•	•	•	•	•	•	15	8	0	5	4	27	
faintenance	Perform routine maintenance to all equipment to ensure they are working at maximum efficiency and minimize emissions. Have quality muffler installed.		2	7	3	45%	87%	18	•	•	•	•	•	•	14.5	8	1	5	1	42	
onveyance & Flow	Storm-water conveyances- prevent storm-water run-on from entering site and runoff from leaving site untreated	Included in SWPPP for Construction Projects that disturb 1 acre or more of	68	28, 11, 8	23, 20, 13	45%	48%	18	•	•	•	•	•	•	14.5	0	12	0	5	15	

CONTROL S

175

CATEGORIES

22

MECHANISMS

4

Mechanisms

Supportive documentation provided by an operator to demonstrate technical details relevant to site design, operations, and preparedness planning. These written instruments provide evidence of the operator's intention to implement required or recommended pollution control measures and are the tools by which regulatory agencies may grant approvals, monitor facility conditions, and enforce against non-compliance.

Contingency Plans

SITE PLAN

SITE PLAN STANDARDS

Detailed engineering, architecture, and/or landscape drawing that represents planned improvements at a facility, including locations and dimensions for property boundaries, existing and proposed improvements such as buildings, infrastructure, utilities, plantings, and areas of use.

GENERAL OPERATIONS

STANDARD OPERATING PROCEDURES MANUAL

Instructions that improve an operation's effectiveness in controlling common types of emissions, improving safety , and its ability to reduce nuisances through standardized systems, procedures and maintenance.

SPILL PREVENTION

RESPONSE PLAN

Specifies materials handling and storage requirements and identifies spill cleanup procedures for areas and processes in which spills may potentially occur. The plan standardizes spill cleanup response procedures and employee training in an effort to minimize accidental pollutant release that could contaminate storm water runoff.

EMERGENCY & RECOVERY

PREPAREDNESS PLAN

Plan and risk assessment that aims to protect people, property and the environment while lessening the financial impact of emergencies and human-induced or natural disasters. The plan typically includes evacuation, sheltering, and lockdown procedures as well as addressing specific recovery strategy options.

Categories

locate

defines parameters for entry and exit points, as well as parking and loading/unloading

shield or suppress

installation of a protective material, construction, planting or system that inhibits or deflects the diffusion of airborne vectors, pollutants, debris, and/or sound.

buffer

placement of equipment or activities from sensitive receptors to lessen noise or air quality impacts

perimeter

placement of equipment or activities from sensitive receptors to lessen noise or air quality impacts

cover

application of a protective material or structure other than a building to reduce dispersal by gravity, water runoff, and wind

intercept

positioning a material or system that prevents materials from falling or spilling during transmission, loading processes, or migrating off-site

enclose

structure consisting of four walls and roof

inform

universally accessible signage that may reduce exposure to risks or impacts by notifying employees and visitors of hazards, site limits, emergency equipment, and relevant operating procedures

pave/grade

treatment of the ground's surface to minimize tracking of dirt and dust from the site, channel storm/waste water on the site, and form a more protective barrier protecting the soil and ground water contamination from leachate.

elevate

raise operations or materials by increasing the base land elevation or mounting

stabilize/reinforce

soil confinement structures, retention systems or vegetative frameworks that mitigate and guard against erosion or sediment deposition

conveyance/flow

infrastructure that moves or controls the movement of water such as gutters, trenching, swales and hydraulic fixtures

infiltrate/discharge

systems and technologies designed to capture, detain/retain, filter , stratify liquids, and/or control the outflow or release of water from the facility site

Maintenance

Parts & Equipment

Stormwater Planning

Green Products

Proper Disposal/ Recycling

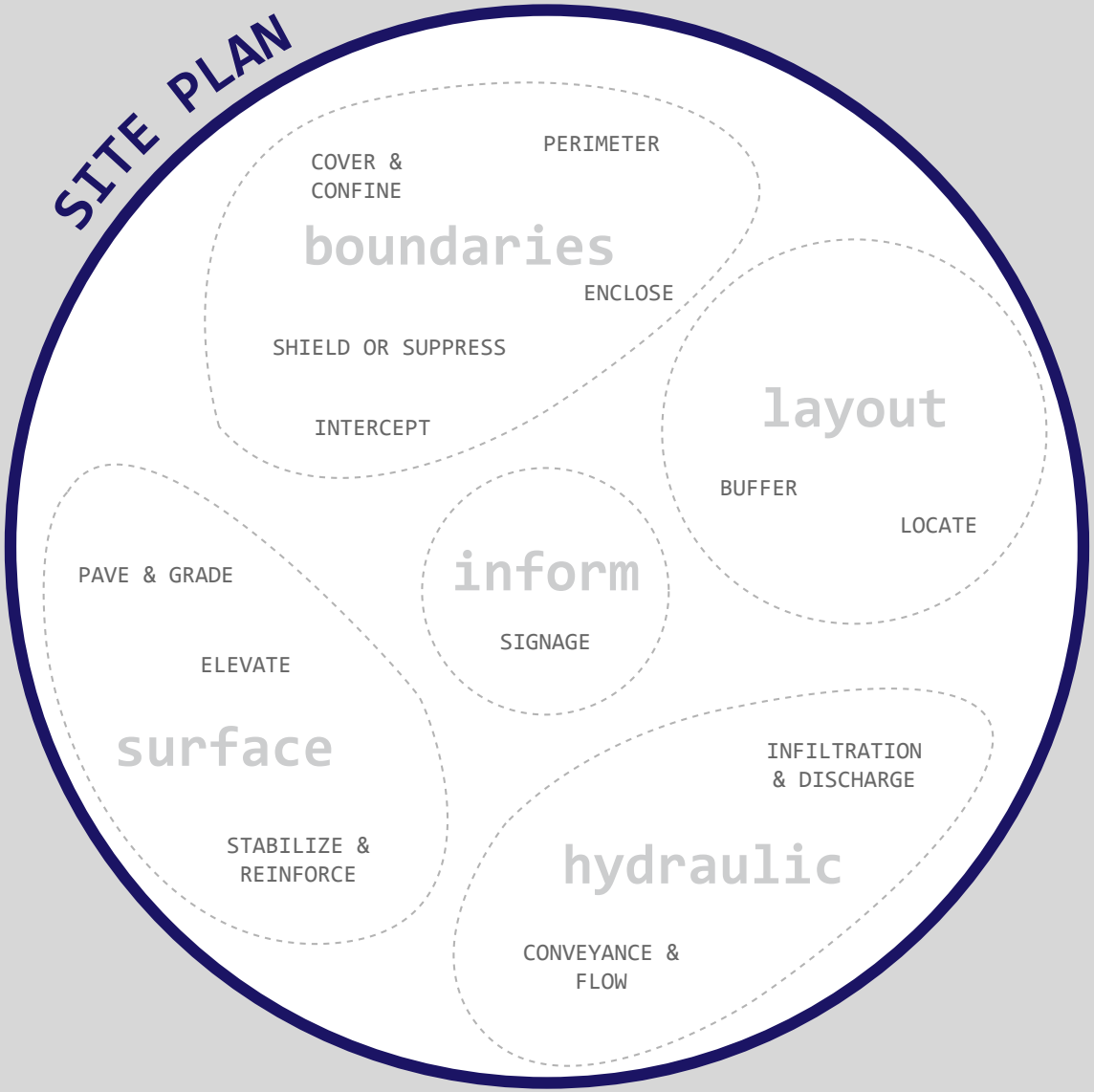
Risk Assessment

Clean Up Procedures

Proper Handling of Materials

Categories by Mechanism

Classification that describes general control categories based on the primary function, typology, or practice.



Evaluation Tool

Generate an X and Y VALUE for each control represented by a percentage % of points achieved out of the total from the following parameters. These values will be plotted on the following chart.

Total Cost Score (Y) (45)
Total Effectiveness Score (X) (69)

COST

Cost to Implement	**(45)**
Capital	0-3 pt
Long-term O&M	0-3 pt
Life Cycle	0-3 pt
Time to Apply	0-3 pt
Requires 3rd Party Expertise	0-3 pt

rank from 0-3, where 3 is the lowest cost

Categories of Open Industrial Uses	**(6)**
Concrete and Cement Manufacturing	1 pt
Auto Dismantling/Auto Salvage	1 pt
Scrap Metal Salvage	1 pt
Waste Recycling	1 pt
Non-Putrescible Waste	1 pt
Unenclosed Storage	1 pt

1 = Meets Criteria

Environmental Factors being Addressed

Air Quality	***(12)***
Particulate Pollution	0-3 pt
Fugitive Dust	0-3 pt
Air Toxics	0-3 pt
Other AIr Pollutants (SO2, NO2, CO)	0-3 pt

rank from 0-3, where 3 is most effective

EFFECTIVENESS

Water Quality/ Stormwater	***(18)***
Erosion Control	0-3 pt
Particulate Matter	0-3 pt
Chemical Pollutants	0-3 pt
Petroleum Products	0-3 pt
Volume Control	0-3 pt
Heavy Metal	0-3 pt

rank from 0-1, where 1 is most effective

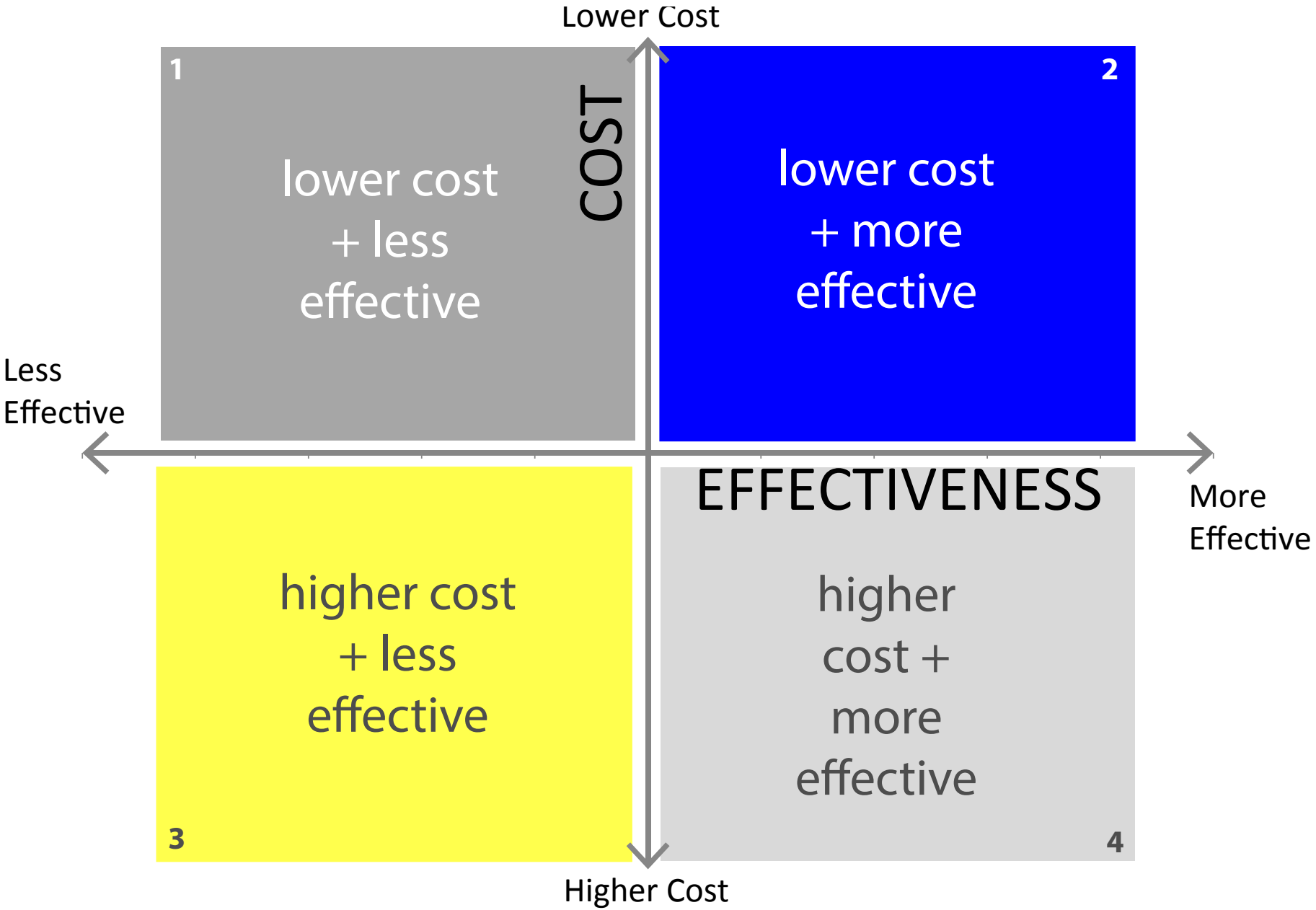
Noise	***(12)***
Truck Noise	0-3 pt
Heavy Machinery Noise	0-3 pt
Impact Equipment Noise	0-3 pt
General Facility Noise	0-3 pt

rank from 0-1, where 1 is most effective

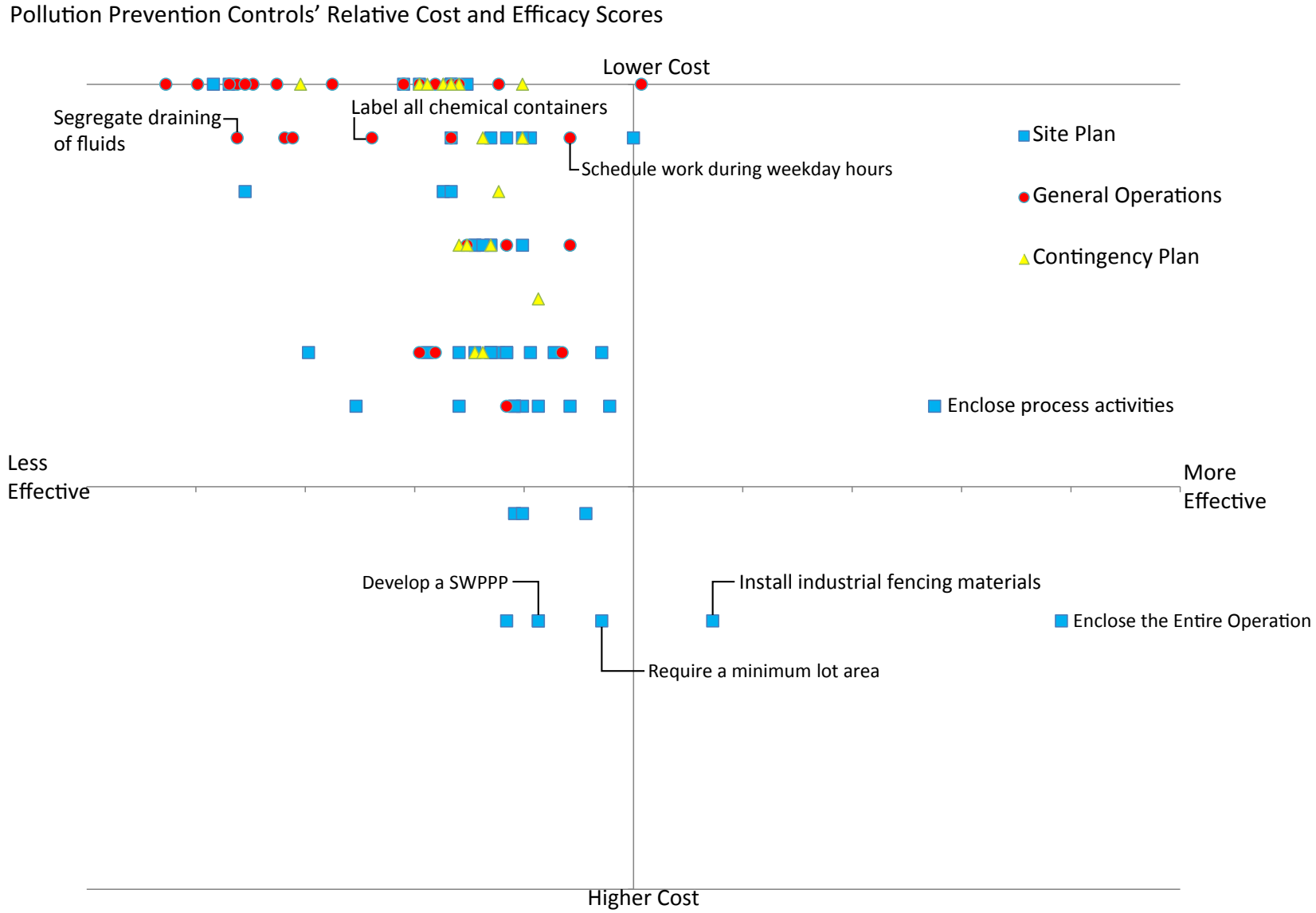
Climate Resilience	***(18)***
Intense Precipitation/Flooding	0-3 pt
Coastal Flooding/Sea Level Rise	0-3 pt
Extreme Heat	0-3 pt
Extreme Cold	0-3 pt
Drought	0-3 pt
Extreme Wind	0-3 pt

rank from 0-3, where is most effective

Assessment


Lower Cost
1
lower cost
+ less
effective
COST
2
lower cost
+ more
effective
Less
Effective
EFFECTIVENESS
More
Effective
higher cost
+ less
effective
3
higher
cost +
more
effective
4
Higher Cost

Assessment Chart by Control



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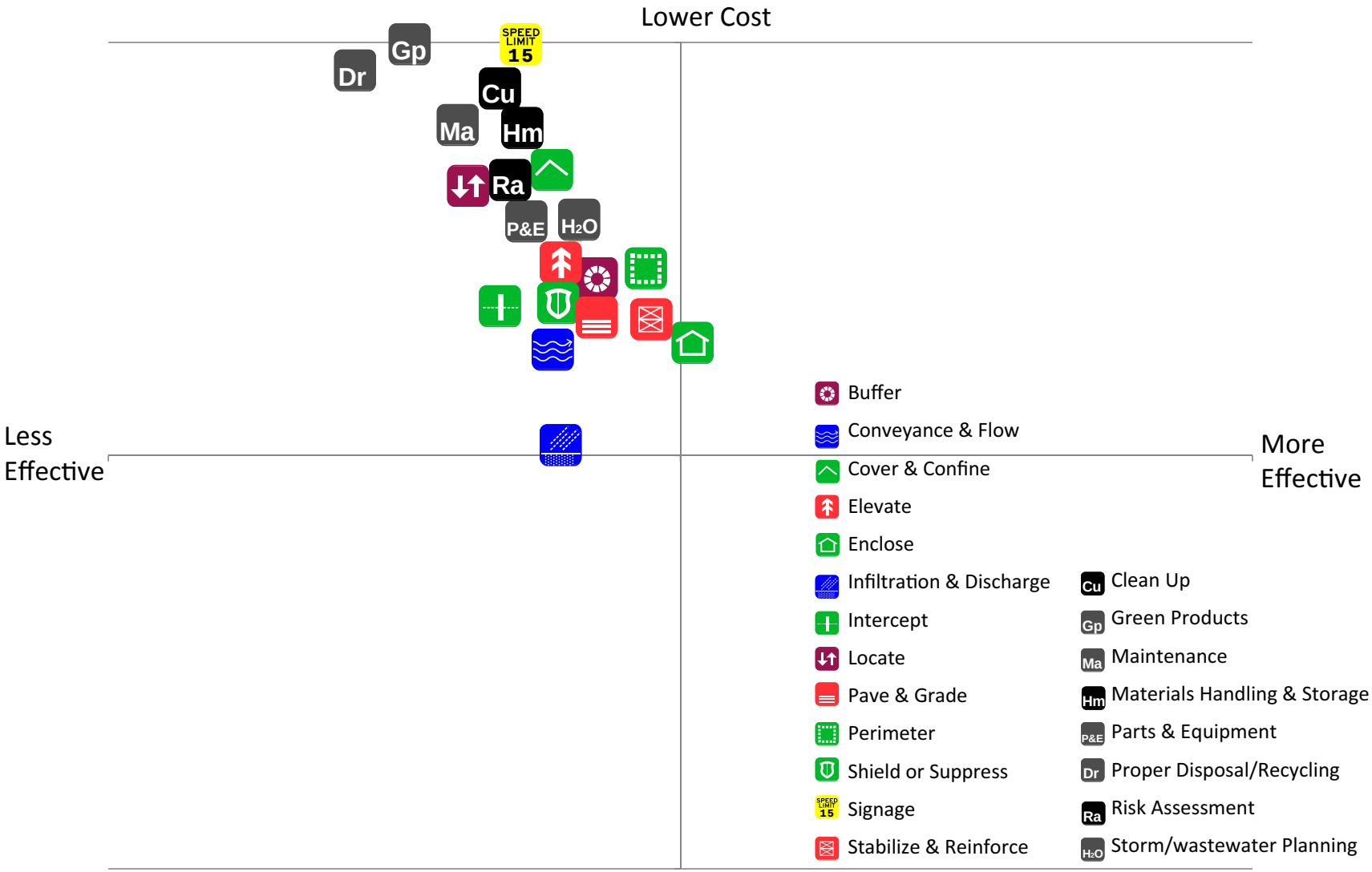
Assessment Chart by Category

Pollution Prevention Categories' Relative Cost and Efficacy Scores



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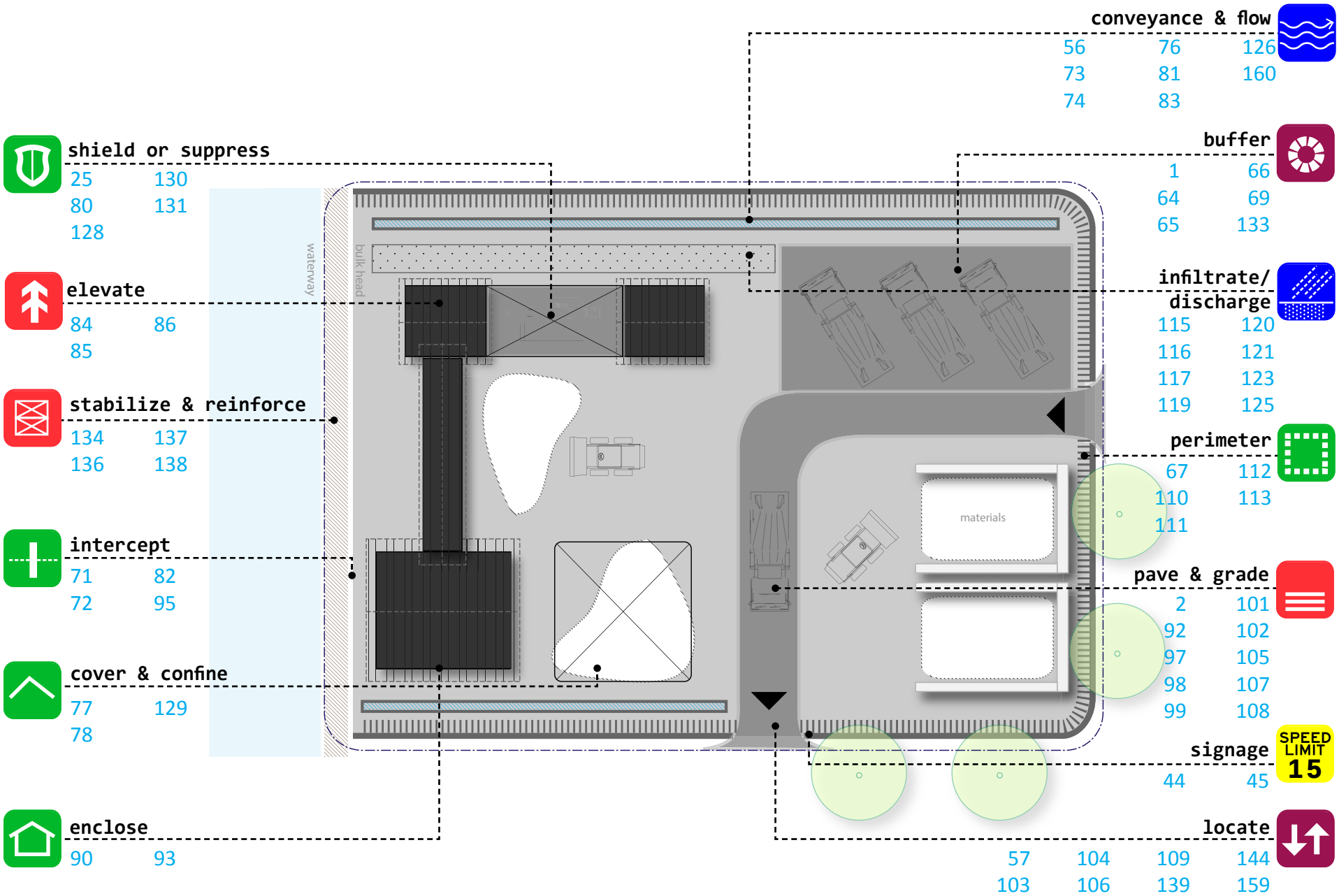
Prototypical Site Analysis

This generic site plan illustrates all controls identified for concrete and asphalt manufacturing waste facilities.



For illustritive purposes only.

Regulatory Review

Evaluation table included in each use category brief

	Existing Regulation	Proposed Control	Notes
Site Plan	HAY Article 4 § 89-2. Yards shall be screened by natural objects, plantings, fences or other appropriate means so as not to be visible from the main traveled way of such systems.	Perimeter Enclose Buffer Access Pave/Grade Elevate Conveyance Inform Cover/Confine Infiltration Intercept Shield Stabilize/Reinforce	
Operations & Maintenance	GBL §6-C Scrap Processors 1. Records 1. Such scrap processor shall record (i) each purchase of any pig or pigs of metal	Parts & Equipment Maitenance Green Products Proper Disposal Logbook	
Contingency Plan (SSP or Emergency Response)	NYC Community Right-To-Know Laws and Regulations §42-718 Risk Management Plan: facilities with substantial quantities of defined hazardous materials must provide risk management plans, including: inventory reporting, labeling, risk evaluation, spill history, analysis of processes, risk reduction program, emergency response program,	Risk Assessment Proper Handling and Storage of Materials	

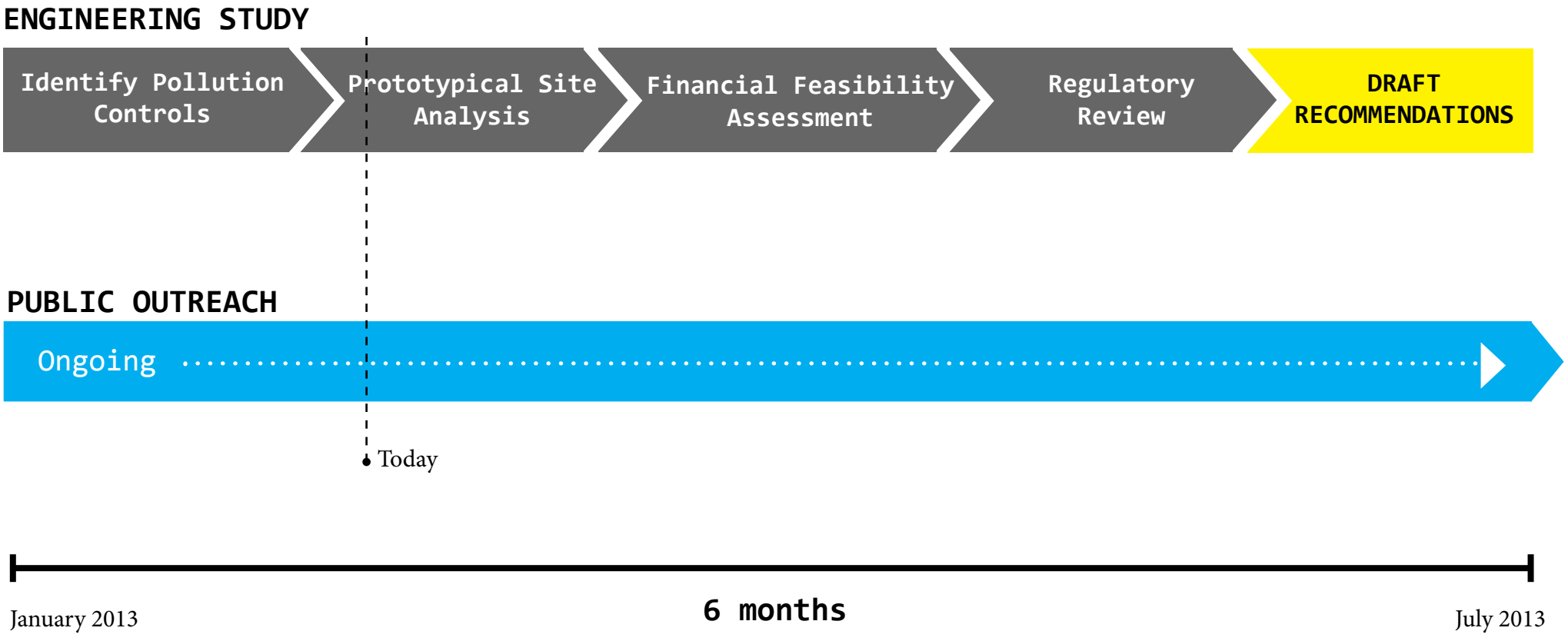
Questions

> Do you have thoughts about how to improve the approach?

> Do you agree with the metrics?

> Do you have thoughts about baseline requirements? i.e. controls that should be required at all facilities

Process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Next Advisory Committee Meetings

Eddie Bautista	Environmental Justice Alliance
David Biederman	National Solid Waste Management Association (NSWMA)
Ken Diamondstone	SWAB Board Chair, Brooklyn
Jamila Diaz	SOBRO (IBZ Service Provider)
Laura E. Imperiale	Tully Construction co., Inc.
Scott Miller	Sims Metal Recycling
Phillip Musegaas	Riverkeeper
Andrea Schaffer	City Matters
Kellie Terry-Sepulveda	The Point
Beryl Thurman	North Shore Waterfront Conservancy (NSWC)
Anusha Venkataraman	El Puente, Leaders for Peace & Justice
Richard Werber	Greater Jamaica Development Corporation
Elizabeth Yeampierre	UPROSE

First Meeting
March 11, 2013
Preliminary Assessement & Control Categories

Meeting #2
April 25, 2013
Prototypical Site Analysis & Financial Feasibility

Meeting #3
June 13, 2013
Draft Recommendations