

**APPENDIX I**

**WRITTEN COMMENTS ON THE DEIS**

## [EXTERNAL] My Support of Arthur Kill Terminal

Keith Atherholt <[REDACTED]>

Sun 5/12/2024 11:33 AM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Hello. I hope this email finds you well. I am writing to express my full support of the Arthur Kill Terminal project. Some of the most important reasons why I believe this project should move forward are

- Long term good jobs for local residents
- It will bring immediate economic benefits to the community
- Green energy is necessary investment in our and out children's future
- The AKT will immediately become a crucial piece of NYS infrastructure that will help her meet her green energy goals
- Traffic impact has a net zero affect
- Other job creating industries along the north shore of SI depend on this centerpiece project
- the AKT will make SI a focal point of an emerging multi-billion dollar industry
- It goes without saying that this project is once in a lifetime generational opportunity

Thank you for taking the time to read my email in support of the AKT project. I wish you well and a very happy mothers day!!

Sincerely,  
Keith Atherholt

[EXTERNAL]

Joe Bassano <[REDACTED]>

Sun 5/12/2024 11:56 AM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Hello, I am sending you this email in support of the Arthur Kill terminal to be built here on Staten island. I feel that this would help bring good jobs that are needed, to help staten island to develop economically.It would also help push forward green energy that is also for our future .

**Subject:** [EXTERNAL] AKT DEIS comment

**From:** Jack BOLEMBACH <[REDACTED]>

**Date:** 5/13/2024, 1:12 PM

**To:** 23DCP056R\_DL@planning.nyc.gov

**CC:** cferrara@planning.nyc.gov, ajones@planning.nyc.gov, psingh@planning.nyc.gov

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## Arthur Kill Terminal DEIS Project

Environmental organizations , Civic Associations , Community Boards and the majority of the population on Staten Island feel strongly that the loss of 33 acres of Wetlands / Woodlands south of the Outerbridge and several more acres near Arthur Kill Road and Rossville Avenue for the Wind Turbine Project should be offset by the conservation of at least an equivalent amount of unprotected Wetlands along the Westshore .

In the wake of the destruction of 15.5 acres of old growth trees at Mount Manresa and 18 acres of Wetlands / Woodlands at Granitville the Protectors of Pine Oak Woods embarked on a project beginning July 2020 of discovering unprotected natural land throughout Staten Island.

We discovered over a hundred ecologically important habitats including several Wetlands . We have the locations , Block and Lot numbers, current owners , property values , size and environmental descriptions of each of these unprotected natural sites.

We are aware any mitigation is planned for Jamaica Bay an important wildlife habitat but feel the loss of so much natural habitat for this Wind Turbine Project must be compensated by protecting the fragile unprotected Wetland habitat here on Staten Island which benefits an ecosystem depended upon by a wide variety of wildlife .

The waters surrounding Staten Island and throughout the Metropolitan area has improved significantly since 1980 .

The Clean Water Act was passed in 1970 and when funds were finally appropriated the upgrades and construction of the Wastewater Treatment facilities began about 45 years ago throughout this region along harbors, rivers and Long Island Sound . This effort resulted in creating a healthy ecosystem the people and wildlife enjoy today . Many young people take for granted the clean waters unaware how polluted the waters once were around NYC only a few decades ago.

A variety of wildlife have returned over the last twenty years as Bald Eagles once a species near extinction have made a huge comeback and nesting at various sites . Seals have a Winter colony on Swinburne Island , Ospreys have been nesting in Staten Island since 2002 . Whales and Porpoises frequent the waters off the Staten Island shoreline and other wildlife are surviving in the waters and along the Wetland / Woodland habitats . It's critical we protect as much of this unique environment as possible .

The waters were once so polluted that swimming was banned at Staten Island Beaches . We have made great progress in reducing the pollution but now need to focus on protecting natural habitat so many species of wildlife can continue to survive here.

Billions of tax payers dollars were prudently spent to create an environment with minimal pollution but just as important we must protect the few fragile and important Wetlands remaining to maintain a healthy ecosystem.

The Wind Turbine Project is important to reduce our dependency on Fossil Fuel and unfortunately the two locations selected will destroy Wetlands and Woodlands.

To offset this loss of natural land it's therefore of high importance other unprotected Wetlands on Staten Island must be saved and brought under a protective Conservation status to maintain a healthy ecological habitat . Current and future generations depend on the right decisions being made in 2024.

Best regards ,  
Jack Bolembach  
Member of Protectors of Pine Oak Woods ,  
Natural Resources Protective Association , Coalition of Wetlands and Forest , Serpentine Art and Nature Commons , Friends of Mariners Marsh , Friends of Mount Manresa , Friends of Olmsted / Biels House .

:

## [EXTERNAL] Offshore wind

Denis Bradley <[REDACTED]>

Sun 5/12/2024 12:15 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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To Whom It May Concern,

I fully support the Atlantic offshore wind terminal project and believe it will be a great endeavor for New York City, Staten Island in particular. This project will be an emerging multi billion dollar industry and we as New Yorkers can be at the forefront. This will also bring with it many well paying union wage jobs, which are much needed in these times. I implore you to do whatever you can to make this project a priority for our city and our borough.

Thank you kindly for your time and consideration.

Denis Bradley

[EXTERNAL] Atlantic Off Shore Terminals

burkewaterinn <[REDACTED]>

Sun 5/12/2024 10:29 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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To whom it may concern:

I am writing in support of the Arthur Kill Terminal. This is a great opportunity for good jobs in NYC, a critical piece of infrastructure, and boost to achieving green energy goals which I believe is the way of the future.

Sincerely  
Richard J Burke  
NYC resident.  
Local Union 3, IBEW

Sent from my iPhone

[EXTERNAL] Atlantic offshore terminals

Thomas Buttermark <[REDACTED]>

Sun 5/12/2024 3:51 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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To whom it may concern,

Good afternoon, I am writing you to express my support for the Arthur kill terminal. As a resident of Staten Island, and a Local 3 electrician, I believe this project is a critical piece of infrastructure to help NYS reach energy goals. This development plan will not increase traffic, and will provide good jobs. I believe this will be great for overall economic development of Staten Island, and is a once in generation opportunity for our community. Please consider advancing forward with this project.

Thank you



[EXTERNAL] Arthur kill terminal

ANTHONY CALASCIBETTA <[REDACTED]>

Sun 5/12/2024 8:16 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Good afternoon. I am writing in support of Arthur Kill terminal. I believe this project will make Staten Island an anchor point for a multi billion dollar industry. Also it will create great jobs in our community while also greatly growing our need for green energy. Many developments were proposed for this site but this is the only one that will not increase traffic around the area.

Thank you for listing to my reasons why I am in favor of the Arthur Kill Terminal.

Anthony Calascibetta

Sent from my iPhone

**Subject:** [EXTERNAL] Letter of Support for CEQR 23DCP056R

**From:** Terri Carta <[REDACTED]>

**Date:** 5/13/2024, 5:19 PM

**To:** 23DCP056R\_DL@planning.nyc.gov

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To Whom It May Concern:

Please see the attached letter of support for CEQR Application 23DCP056R from Jamaica Bay-Rockaway Parks Conservancy.

Additionally, would you please add me to your public notification and outreach list for this project?

Many thanks,  
Terri

--

**Terri Carta** (she/her)

Executive Director | Jamaica Bay-Rockaway Parks Conservancy

[REDACTED]  
[terri@jbrpc.org](mailto:terri@jbrpc.org)

[www.jbrpc.org](http://www.jbrpc.org)

[Instagram](#) | [Facebook](#) | [Twitter](#)

— Attachments: —

Letter of Support\_Blank Bank Wetland Mitigation\_May2024.pdf

190 KB



## Jamaica Bay - Rockaway Parks Conservancy

May 13, 2024

NYC Planning Commission  
Daniel Garodnick, Chair; and Commissioner, NYC DCP  
120 Broadway, 31st Floor  
New York, NY 10271  
Sent via email to: [23DCP056R\\_DL@planning.nyc.gov](mailto:23DCP056R_DL@planning.nyc.gov)

Re: CEQR 23DCP056R; Arthur Kill Terminal

Dear Chair Garodnick and Honorable Commissioners:

Jamaica Bay-Rockaway Parks Conservancy (JBRPC) is writing to express support for the proposed mitigation plan for Applicant Arthur Kill Terminal to undertake vital restoration of the Blank Bank marsh within the Jamaica Bay estuary as part of its application to establish an offshore wind port on the Arthur Kill, Staten Island.

Established in 2013, JBRPC is a regional public-private partnership with city, state, and federal park agencies that have jurisdiction over 10,000 acres of public parklands, 18,000 acres of open water and marshlands, and 11 miles of Atlantic Ocean beaches throughout Jamaica Bay and the Rockaway peninsula –an area that comprises a *third* of NYC's total coastline. With a mission to improve these parklands for local residents and visitors alike, JBRPC's work includes wetlands restoration, monitoring, maintenance, workforce development and education initiatives.

Jamaica Bay is at the heart of the climate crisis in New York City. Surrounding frontline communities –more than 1 million New Yorkers– were extensively flooded during Superstorm Sandy and experience 'sunny day' flooding during high tide cycles on a more frequent basis. Jamaica Bay neighborhoods experience poor air quality, erosion, lack of waterfront access, and limited opportunities for employment, recreation and education – significant markers of extreme environmental vulnerability given future sea level rise.

Despite intense urbanization, the Bay's ecosystem is a unique and vitally important natural system in the NY-NJ Harbor Estuary, as well as one of the largest coastal wetland ecosystems in the state. More than 325 bird species –20% of the Nation's birds– live in Jamaica Bay or rely on it as a stopover point along the Atlantic Flyway. Jamaica Bay also supports 91 species of fish, and many other reptiles, amphibians, mammals, and plants, including ten state- or federally-listed species.

However important, the Bay's ecology has been threatened by a long history of land use decisions, declining water quality, and damage to rich ecosystems and vulnerable habitats. Over 2,000 acres of marsh islands have disappeared from Jamaica Bay since 1924, leaving local neighborhoods unprotected from storm surge and sea level rise. Against this backdrop, agencies and community groups have come together to create a more resilient Jamaica Bay. The Bay has been the site of several nature-based restoration projects, including more than 180 acres of marsh, helping to reduce waves and erosion, create habitat, and improve water quality.

In this context, we seek all opportunities to direct attention and resources to Jamaica Bay's ongoing restoration and long-term sustainable management of wetland areas. Thank you for your consideration of the Arthur Kill Terminal application and potential future mitigation plan for Black Bank marsh.

Most sincerely,

Terri Carta, Executive Director

[EXTERNAL] I am writing in support of Arthur kill terminal

joseph C <[REDACTED]>

Sun 5/12/2024 4:18 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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To whom this may concern ,

I am writing this in support of the Arthur Kill Terminal project. The amount of positive factors this job would create are endless. One would be the creation of good paying union jobs . Along with it being a great community, this is also a critical piece of infrastructure that will help New York State meet energy goals.

Thank you for your time

[Sent from Yahoo Mail for iPhone](#)

**Subject:** [EXTERNAL] Arthur Kill Terminal Mitigation

**From:** Linda Cohen <[REDACTED]>

**Date:** 5/13/2024, 4:54 PM

**To:** "23DCP056R\_DL@planning.nyc.gov" <23dcp056r\_dl@planning.nyc.gov>

**CC:** [REDACTED]  
[REDACTED]  
[REDACTED]

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Please consider these sites for wetland mitigation on Staten Island (as opposed to mitigating in Jamaica Bay, Queens) for the Arthur Kill Terminal mitigation. Please share with CPC commissioners who requested that we send them these suggestions.

- a. Much of the defunct North Shore Railroad off Richmond Terrace is now rotting in the waters of the Kill Van Kull. Sea level rise and erosion from boat traffic have taken a toll in this area. A north shore Richmond Terrace Greenway is being considered by NYC DOT for this area. There are surrounding EJ communities. Please consider wetland creation in this area.
- b. Consider wetland creation at the street end of Bard Avenue near the Kill Van Kull
- c. Consider wetland creation at the street end of Port Richmond Avenue near the Kill Van Kull
- d. Consider wetland creation between Faber Park to the ADM Manhattan Project site.
- e. Consider acquiring the lot adjacent to the AKT site, lot 7983/ 100 for an addition to the Mill Creek Bluebelt. A DEC tidal wetland permit was approved recently in this key location to build a 4 story storage facility. The Mill Creek Bluebelt contains lots nearby, but none as close to the confluence of Mill Creek and Arthur Kill such as lot 7983/100. Please consider making efforts to acquire this lot for mitigation.
- f. Consider acquisition of Outerbridge Ponds (also known as Page Avenue Woodlands, B7584, L4; B7580, L80; B7580, L17).
- g. Reconsider Arlington Marsh for mitigation

Sincerely,

Linda Cohen

Member of Protectors of Pine Oak Woods, Staten Island Coalition for Wetlands and Forests, Natural Resources Protective Association

**Subject:** [EXTERNAL] Comments on the Arthur Kill Terminal DEIS

**From:** Linda Cohen <[REDACTED]>

**Date:** 5/13/2024, 4:52 PM

**To:** "23DCP056R\_DL@planning.nyc.gov" <23dcp056r\_dl@planning.nyc.gov>, "Stephanie Shellooe (DCP)" <sshellooe@planning.nyc.gov>

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These are my comments and questions on the DEIS for the Arthur Kill Terminal Project.

1. All wetland mitigation should remain on Staten Island. Our history of the NYS county with the highest fatalities and catastrophic flooding from some recent storms demands that we keep our wetland acres here on SI.
2. Given the elevation of the project site and the loss of acres of water absorbing forest and wetland, how will neighboring residents in or around Madsen Ave, Windward Ct and Maiden Lane be affected by storm surge with the future project ?
3. The children growing up in the communities nearby cannot see their waterfronts from the shoreline. While safety is a real concern, is it possible to leave small sections of land in this project for the residents ? NJ towns right across the Arthur Kill have found ways to combine industry and community parks with waterfront access. Can the west shore "Job's Coast" have the same ?
4. Have conversations taken place between the developer and SI environmental groups as recommended by CB3 and BP Fossella in their public documents on the ZAP application portal ?
5. Can DEC help to find alternate mitigation sites on SI if the suggestions from environmental groups are not acceptable to DEC ? Since Staten Island has about 35 miles of waterfront, many miles of which are storm-battered and in need of coastal protection, and others that are suffering post-industrial disinvestment, I believe that suitable sites can be found with DEC assistance.
6. Destruction of the wetlands and forests here should not begin until funding is secure, a company to run the wind turbine facility is secure, and there is a guarantee that the site will be used solely for the wind turbine industry.
7. A bill (BILL NUMBER: S4981) introduced by Senator Andrew Lanza was signed by Governor Hochel. It states: JUSTIFICATION:  
This bill would direct the Port Authority of New York and New Jersey (PANYNJ) to examine the alignment of the Outerbridge Crossing (OBC) project. Please provide PANYNJ comments on the location of this project.

Also, please consider these sites for wetland mitigation on Staten Island (as opposed to mitigating in Jamaica Bay, Queens) for the Arthur Kill Terminal mitigation.

- a. Much of the defunct North Shore Railroad off Richmond Terrace is now rotting in the waters of the Kill Van

Kull. Sea level rise and erosion from boat traffic have taken a toll in this area. A north shore Richmond Terrace Greenway is being considered by NYC DOT for this area. There are surrounding EJ communities. Please consider wetland creation in this area.

b. Consider wetland creation at the street end of Bard Avenue near the Kill Van Kull

c. Consider wetland creation at the street end of Port Richmond Avenue near the Kill Van Kull

d. Consider wetland creation between Faber Park to the ADM Manhattan Project site.

e. Consider acquiring the lot adjacent to the AKT site, lot 7983/ 100 for an addition to the Mill Creek Bluebelt. A DEC tidal wetland permit was approved recently in this key location to build a 4 story storage facility. The Mill Creek Bluebelt contains lots nearby, but none as close to the confluence of Mill Creek and Arthur Kill such as lot 7983/100. Please consider making efforts to acquire this lot for mitigation.

f. Consider acquisition of Outerbridge Ponds (also known as Page Avenue Woodlands, B7584, L4; B7580, L80; B7580, L17).

g. Reconsider Arlington Marsh for mitigation

Sincerely,

Linda Cohen

Member of Protectors of Pine Oak Woods, Staten Island Coalition for Wetlands and Forests, and Natural Resources Protective Association

## [EXTERNAL] Atlantic offshore terminals

Eric Diez <[REDACTED]>

Sun 5/12/2024 12:09 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Atlantic offshore terminals, and Arthur Kill Terminal projects.

I Eric Diez as a NYC resident, voter, and tax payer, support this project for many reasons some of which I've listed below.

- good jobs
- Great community plan
- Green energy will continue to grow
- Critical piece of infrastructure to help NYS meet energy goals
- Only development plan that doesn't increase traffic
- Great for overall economic development of Staten Island
- Will make SI an anchor point for an emerging multi billion dollar industry
- Once in a generation opportunity

All valid points. But most of all, work opportunity for working class men and women here on Staten Island for generations to come.

Thank you for your time,

Eric Diez

[REDACTED]  
Staten Island NY 10308



[EXTERNAL] Atlantic offshore terminal

kevin doherty <[REDACTED]>

Sun 5/12/2024 12:52 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I am writing in support of Arthur Kill Terminal, I believe this is a great idea for Staten Island and NYC development. This project is critical for NYS to meet there energy goals, also this is an excellent way to create good jobs with a future. This is a once in a generation opportunity and will be great for economic development of Staten Island. Green Energy is the future and Staten Island is the prefect location for this project.

Thank you  
Kevin Doherty

**Subject:** [EXTERNAL] In support of Arthur kill terminal  
**From:** Michael Duffy <[REDACTED]>  
**Date:** 5/13/2024, 1:08 PM  
**To:** 23DCP056R\_DL@planning.nyc.gov

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I am writing in support of Arthur Kill Terminal. One point being that we need it in order to meet our current energy goals. My community is in desperate need of union jobs. Lastly, this is the only development plan that doesn't increase traffic. We need this.

## [EXTERNAL] I am writing in support of the Arthur Kill Terminal

Anthony Falkenhainer <[REDACTED]>

Sun 5/12/2024 5:32 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Good afternoon,

I am writing in support of the Arthur Kill Terminal. Being a native Staten Islander, I believe the terminal will be beneficial to the supplying jobs to people in the area as well as making Staten Island the focal point for a future billion dollar industry.

Moreover, this terminal will help New York State and its infrastructure meet energy goals and help to increase the States desire to go green. I believe this will be a once in a generation project and help with the economic growth of the Island.

Also, a major plus would be the fact that this project has no bearing on the traffic.

Lastly, this project will be something not only the workers but the people from these towns can be proud of. Thank you for your time.

Regards,  
Anthony Falkenhainer

[EXTERNAL]

Antonio Fazio <[REDACTED]>

Sun 5/12/2024 9:29 PM

To: 23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Hello, my name is Antonio Fazio and my family and I are in support of the Arthur Kill terminal. This is important opportunity for Staten Island as it would be a long lasting anchor point for billions of dollars in various opportunities. This is a critical piece of infrastructure as green energy continues to grow and Staten Island is a vital and convenient point in obtaining access to the open seas without any additional traffic burden for nearby residents as myself. Thank you Antonio [REDACTED]

## [EXTERNAL] Arthur Kill Terminal

E Faz <[REDACTED]>

Sun 5/12/2024 1:24 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Hello,

My name is Elio Fazio and I and my family are living near support of the Arthur Kill Terminal.

This is an important opportunity for Staten Island as it would be a long lasting anchor point for billions of dollars in various opportunities.

This is a critical piece of infrastructure as green energy continues to grow and Staten Island is a vital and convenient point to in obtaining access to open seas without any additional traffic burden on nearby residents as myself.

Thank You,

Elio Fazio

[REDACTED]

Sent from my iPhone

[EXTERNAL] Arthur Kill Terminal

efaziolu3@gmail.com <[REDACTED]>

Sun 5/12/2024 10:08 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Hello,

My name is Elio Fazio and my family and I are in support of the Arthur Kill Terminal project as it is a vital project for the future of Green Energy.

As a local resident of the project area I believe that it will provide good jobs and revenue for Staten Island with very low traffic impact.

Thank you,

Elio Fazio

[REDACTED]

[EXTERNAL] Atlantic offshore terminal

Sal Ferrigno <[REDACTED]>

Sun 5/12/2024 12:50 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Good Afternoon , I writing in support of the Atlantic offshore terminal project. My opinion on this matter is that it will create good jobs .Also this project will provide a great opportunity for economic growth on Staten Island and will not negatively impact traffic. Staten Island can be on the forefront of the energy industry.

Thank you  
Sal Ferrigno  
[REDACTED]

Sent from my iPhone

## [EXTERNAL] Arthur kill terminal

Timothy Fiori <[REDACTED]>

Sun 5/12/2024 9:14 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I am writing in support of the Arthur kill terminal. I believe this once in a generation opportunity can stimulate overall economic development by making Staten Island an anchor point for this multibillion dollar industry. Providing the community with good jobs while helping nys reach its energy goals.



**Subject:** FW: [EXTERNAL] Comment on the Arthur Kill Terminal project

**From:** ROY FISCHMAN [REDACTED]  
**Sent:** Sunday, April 21, 2024 9:31 PM  
**To:** 23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] Comment on the Arthur Kill Terminal project

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To whomever this may concern:

With regard to the placement of this project, there is concern of interference with the plan to widen or replace the Outerbridge. There is very little room on the north side of the bridge for widening and it will not be possible on the south side of the bridge due to the Arthur Kill Terminal project.

A bill (BILL NUMBER: S4981) introduced by Senator Andrew Lanza was signed by Governor Hochel. It states:

"JUSTIFICATION:

This bill would direct the Port Authority of New York and New Jersey (PANYNJ) to examine the alignment of the Outerbridge Crossing as part of an existing study examining the widening of the bridge to accommodate greater traffic. The purpose of examining the alignment is to identify properties on either side of the span which may need to be acquired by PANYNJ."

What is the response from PANYNJ to the Arthur Kill Terminal's affect on widening or replacing the bridge ?

Thank you  
Roy Fischman

[EXTERNAL] Atlantic offshore terminals

Matt Goldfarb <[REDACTED]>

Sun 5/12/2024 1:01 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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To whom it may concern, I am writing in support of Arthur Kill Terminal. The Arthur Kill Terminal will bring many great union jobs to Staten Island and New York City as a whole. The terminal will be a big asset to bring economic development to Staten Island and will make Staten Island a major anchor point for an emerging multi billion dollar green energy industry. The project is one of few that will not increase traffic on the borough. I personally feel that this gives Staten Island an outstanding opportunity to be a critical piece of infrastructure for the state of New York to meet green energy goals.

[EXTERNAL] Atlantic Terminals Staten Island

Robert HOLST <[REDACTED]>

Sun 5/12/2024 12:05 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Good afternoon,

I am writing in support of the Atlantic Terminals proposal on Staten Island. This project presents a once in a lifetime opportunity for Staten Island. The developer has presented a plan that takes into account the neighborhood and the terminals impact on it. It is an investment in the city's environmental future also. Lastly the developers commitment to good jobs and raising standards for a generation of NY'ers is unmatched by any project proposed for this site in the past. Please consider approving the project for the best Staten Island we can be.

Thank You,  
Robert Holst

[REDACTED]  
Staten Island NY 10301  
[REDACTED]

[EXTERNAL] I SUPPORT THIS PROJECT

Kenneth Keshecki <[REDACTED]>

Sun 5/12/2024 11:09 AM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Good morning, i am writing to have my voice heard on the Atlantic Offshore Project. This project is important and I truly think it will create good employment and is a critical piece of infrastructure to help New York reach its energy goals. This is one of the only development plans that will not increase traffic. This will also be great for overall economic development of Staten Island. This is a once in a generation opportunity and will make Staten Island an anchor point for an emerging multi billion dollar industry.  
Thank you

[REDACTED]

## [EXTERNAL] Support Arthur Kill Terminal

jahangir.nyc <[REDACTED]>

Sun 5/12/2024 7:28 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Hello,

My name is Jahangir Khan, and I am a life long resident of Staten Island.

I am writing this email in support of Arthur Kill Terminal. I strongly believe that this is a once in a life opportunity to make Staten Island an anchor point for an emerging multi billion dollar industry. It offers green jobs to advance New York City's energy goals. I really you will move to make this a reality.

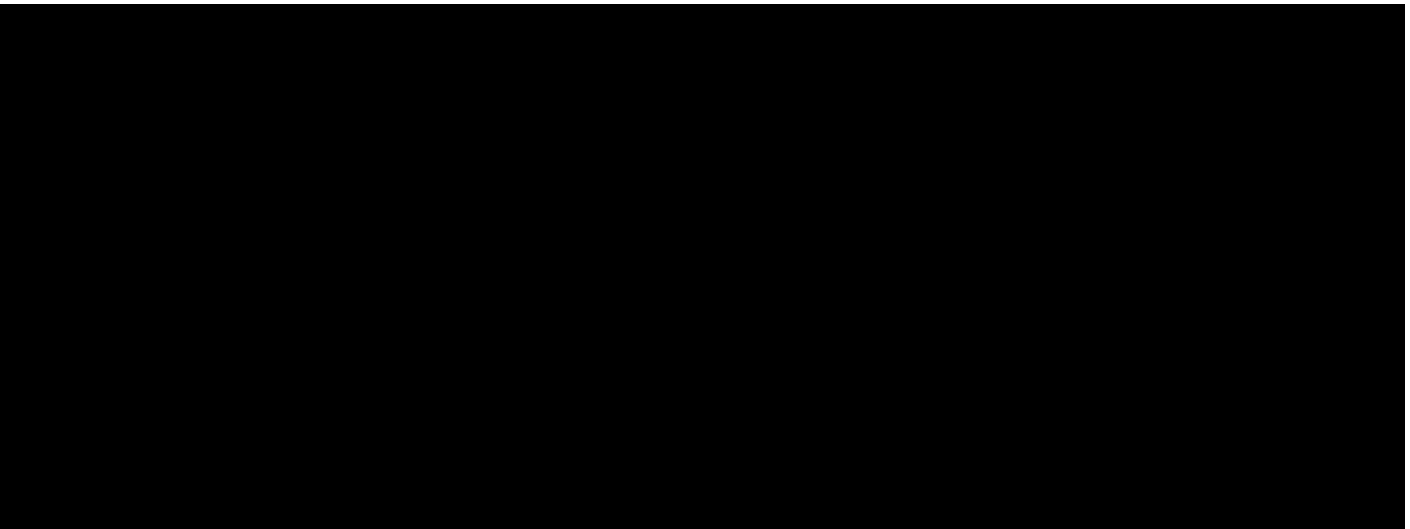
Thank you for your time and consideration.

Sincerely,

Jahangir Khan

[REDACTED]

**Subject:** FW: [EXTERNAL] Arthur Kill Terminal project comments - Wetlands Mitigation



**From:** Louise Lessard <[REDACTED]>  
**Sent:** Tuesday, April 30, 2024 8:35 PM  
**To:** 23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>  
**Subject:** [EXTERNAL] Arthur Kill Terminal project comments - Wetlands Mitigation

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As you are aware, Staten Island Borough President Fossella, as well as SI Community Board 3, voted in favor of the Arthur Kill Terminal project **with the condition that the Wetlands Mitigation be done on Staten Island.**

The Staten Island community is very dependent on our wetlands for protection from increasingly frequent flooding events. This is not merely a theory. There are real, tangible, documented examples of harm to communities following on the heels of nearby wetland destruction.

(See the extensive, first time flooding in the Graniteville residential neighborhood following the clear-cutting, filling and compacting of the Graniteville Wetlands, [South Avenue Retail Project]).

If our wetland buffers are going to be destroyed, then it is imperative that measures be taken to protect the vulnerability of the communities harmed.

Surely there are wetlands/lands on Staten Island that can be used for this purpose. I understand that there are guidelines to consider, but if those guidelines preclude all of the mitigation from taking place on Staten Island, then the guidelines are faulty. I understand that there is a desire to move this project forward in a timely manner. That should not and can not prevent the selection of appropriate Wetland Mitigation Sites on Staten Island.

Kindly let me know that you have received this comment.

I look forward to hearing your response to my concerns. Will you be responding here with an email? If not, please let me know when and where to look for the response.

Sincerely,  
Louise Lessard

## [EXTERNAL] Arthur Kill Terminal project DEIS comments

Louise Lessard <[REDACTED]>

Sun 5/12/2024 9:39 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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**I urge you to slow down the process of approving the Arthur Kill Terminal project until all the requisite parts are securely in place.** I understand that this project has wide-spread approval because of the value and potential of "clean energy". The project as it exists at present, however, kindly correct me if I am wrong, is for the preparation of the site only. The subsequent use of the site, which is presented aspirationally as a wind turbine staging and assembly area, is not actually assured nor guaranteed.

The justification for destroying the valuable wetlands along this shoreline is the goal of renewable energy. The concern is that the wetlands, which serve as a buffer protecting the surrounding community from flooding events, will be destroyed in the construction of the staging area and overall site, but **the wind turbine project may never come to fruition.** Then the damage will have been done and will be irreversible.

The cost of losing this last line of protection for the community could be very high. We have many precedents on Staten Island where wetlands loss has directly resulted in flooded neighborhoods and all the associated harms. (e.g. see Graniteville Wetlands)

I understand that the specific characteristics of this site are well suited to the unique requirements of the Wind Turbine Terminal. This location would allow the final product to be shipped out to sea for installation without the encumbrance of bridges along the route. No other project, even if it's for a different marine / environmental use, would require this specific feature nor justify the loss of this particular fragile wetlands area. For alternate projects, other less crucial sites could be explored.

Just yards to the south of the proposed site, on a downward slope on Arthur Kill Road is a small bridge. If this wetland is no longer there serving its function, the vulnerability of that small stretch of Arthur Kill Road, not to mention the larger area, will be increasingly susceptible to flooding. There is no other protection to the forces of nature in that very sensitive area.

It is claimed that the project, which includes two parking lots containing a combined total of 124 parking spots, will not impact the traffic on Arthur Kill Road. This small two lane road is a major traffic artery for people living on the southern end of Staten Island after the point where highway 440 turns to New Jersey and dumps that southbound traffic onto this local street. It is already an overburdened dangerous stretch with fast moving traffic. To think that adding to it is not significant is troubling. Even if areas might be widened, the road itself will remain a narrow, inadequate, increasingly burdened thoroughfare.

Additionally, the viability of such wind turbine projects is in jeopardy under the current conditions. New York State has recently cancelled a few projects due to multiple challenges which are not readily fixed. This should be worked out before embarking on a project with so many concerning environmental trade-offs.

This project is always being discussed and touted as the Wind Turbine Project. In order to justify the damage and loss of wetlands, **it is imperative that the Wind Turbine aspect of the project be in place**, with guarantees and consequences for failure to deliver, **and linked to the Arthur Kill Terminal plan approval**. That is the only way we can be assured that this risky venture at least has a viable outcome. It is also **necessary for the Wetlands Mitigation to take place completely on Staten Island**.

Sincerely,  
Louise Lessard

Staten Island, NY



Reply

Reply all

Forward



[EXTERNAL] Arthur kill terminal

I [REDACTED]0@gmail.com [REDACTED]

Sun 5/12/2024 11:43 AM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I believe this will be a great project and create a lot of good paying jobs for the island  
Sent from my iPhone

[EXTERNAL] Arthur kill off shore terminal

Kevin MacDonald <[REDACTED]>

Mon 5/13/2024 7:15 AM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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To whom it may concern,

I am writing in support of the Arthur Kill terminal project. I believe this project will be great for Staten Island and its residents. It is an amazing opportunity to be at the forefront of this budding industry, as well as adding huge infrastructure development for New York and alternative energy in general. The fact that this construction project add no traffic, it s seems like this is a win win for Staten Island residents. This project will keep good jobs on Staten island where traditionally these jobs don't exist.

It seems like this is a once in a lifetime opportunity to be involved with something from the ground up.

Thank you,

Kevin MacDonald

Sent from my iPhone

[EXTERNAL] Atlantic Offshore Terminals

Kimberly Marone <[REDACTED]>

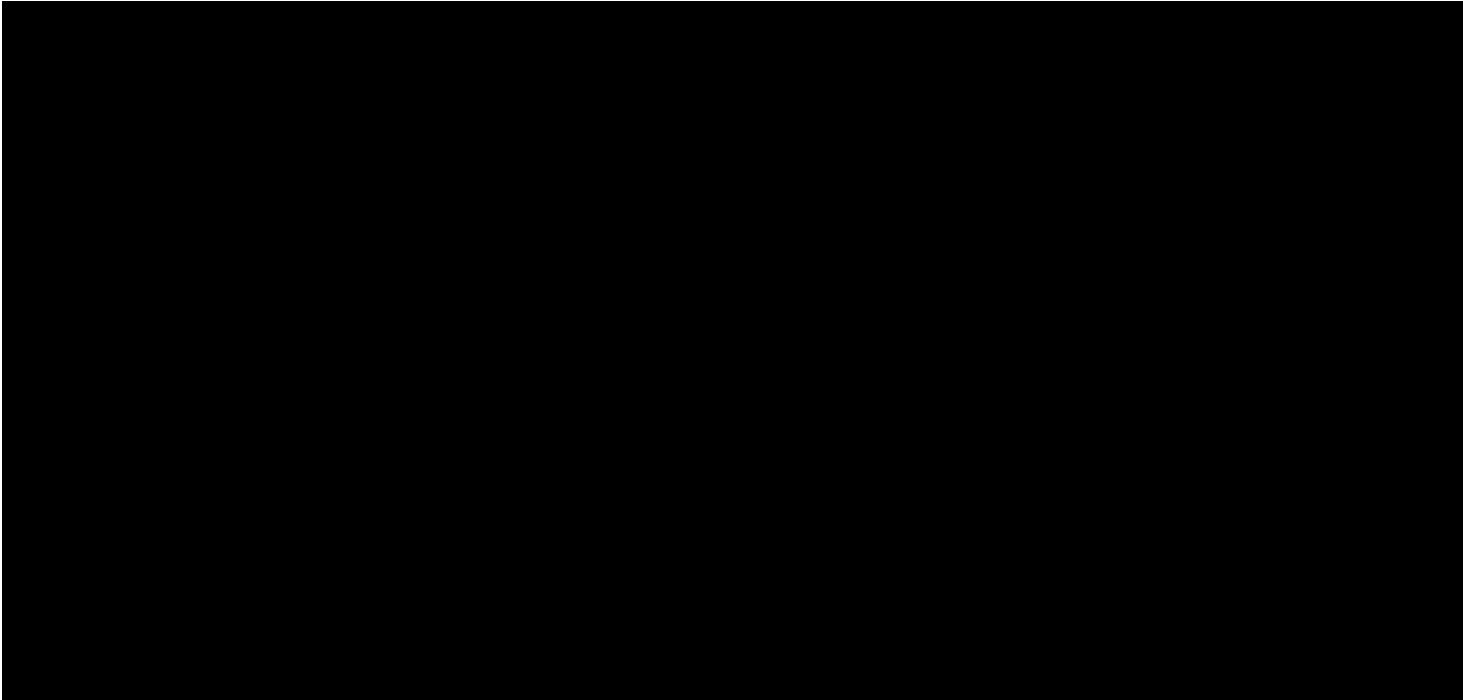
Sun 5/12/2024 1:14 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I am writing in support of the Arthur Kill Terminal.I believe this is great opportunity for the economic development of Staten Island .This will create jobs as we strive to grow in the future of green energy .This is a tremendous opportunity of this generation to play a crucial part in meeting energy goals in our New York State infrastructure. Thank You .  
Sincerely, Kimberly Marone  
Sent from my iPhone



**From:** McGlynn, Markku (OGS) <[REDACTED]>  
**Sent:** Wednesday, May 8, 2024 10:01 AM  
**To:** Jameson Mitchell (DCP) <JMitchell@planning.nyc.gov>  
**Cc:** [REDACTED]  
**Subject:** RE: [EXTERNAL] 23DCP056R - Arthur Kill Terminal

Jameson, please find the NYSOGS comment below regarding the Arthur Kill Terminal DEIS.

Pursuant to section 75 (5) of the Public Lands Law, OGS can not issue grants, leases, easements and lesser interest, including permits for the use of state-owned lands underwater surrounding Staten Island that extends more than five hundred feet into the water from low water mark, except to the pier and bulkhead lines. Upon review of the draft survey application maps and plans, OGS has identified that portions of the proposed stone pad and concrete mattresses are beyond the pierhead line. The applicant may need to revise their plans or seek legislative authorization (special legislation) to install the stone pad and concrete mattresses beyond the pierhead line.

**Mark McGlynn**  
Environmental Analyst II

**Office of General Services | Division of Real Estate | State Asset & Land Management**  
40<sup>th</sup> Floor, Corning Tower, ESP, Albany, NY 12242

[REDACTED] | [REDACTED]  
[REDACTED]

## [EXTERNAL] Arthur Kill Terminal Project

Mike <[REDACTED]>

Sun 5/12/2024 1:48 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I am writing to express my enthusiastic support for the Arthur Kill Terminal project. This initiative promises to create numerous good jobs, fostering economic growth and stability within Staten Island. Additionally, the thoughtful community plan associated with the project ensures that development is sustainable and enhances the local area. Moreover, the focus on green energy aligns perfectly with the goals of both the community and New York State, making it a critical piece of infrastructure in our journey towards a more sustainable future. I firmly believe that the Arthur Kill Terminal project will not only benefit Staten Island's economy but also contribute significantly to the broader energy goals of our state.

Sincerely,  
Michael Melendez

**Subject:** [EXTERNAL] AKT DEIS Comments  
**From:** Angela Mirro <[REDACTED]>  
**Date:** 5/13/2024, 3:10 PM  
**To:** 23DCP056R\_DL@planning.nyc.gov

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## Arthur Kill Terminal DEIS Project

Regarding the Arthur Kill Terminal wind turbine facility, I urge you to protect what remains of our wetlands and forests. Consider the health, welfare and safety of the Staten Island community. In protecting our natural environment, there are a multitude of benefits, among them: people's health, (clean air and water), multiple studies have shown that having access to nature improves people's quality of life and mental health, while trees help mitigate the extreme heat of recent summers, along with storm and flood safety, and habitat for wildlife. The loss of natural habitats is one of the leading causes for an alarming decrease of biodiversity.

With increasing Climate Change and coastal storms, in addition to flood protection, wetlands and forests sequester much CO2 and other air pollutants, protection much needed on Staten Island. As you know 24+ people died, on Staten Island alone, from a storm surge during Hurricane Sandy. And there was much damage done on Staten Island during Hurricane Ida from a torrential rainstorm and flooding.

I strongly recommend that the 35 acres of wetland that will be lost to the wind turbine project, be mitigated to be appropriated to Staten Island, and not Jamaica Bay, Queens. Ideally, the designated area in Staten Island for mitigation, should be located as close as possible to the former wetland area to benefit the community that lost its wetland to the wind turbine project. This is especially true in this very vulnerable location, a location that suffered so greatly during Hurricane Sandy.

And I know that there are far more natural areas in Staten Island that need protection, in light of all the wetlands and forests lost in just recent years.

Given that our Staten Island wetland and forest sites are more important than ever and vital to our survival, please consider the health, welfare, environment and safety of the Staten Island community, when deciding on this project's mitigation.

Sincerely,

Angela Mirro


Member of Staten Island Coalition for Wetlands and Forests

## [EXTERNAL] Letter of support for Arthur Kill Terminal Project-Jamaica Bay Wetlands restoration

Daniel Mundy <[REDACTED]>

Fri 5/10/2024 7:58 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

 1 attachments (159 KB)

final letter support black bank from Ecowatchers.pdf;

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Please find letter of support for the Arthur Kill Terminal wetlands mitigation project in Jamaica Bay

thank you

Daniel Mundy  
President Jamaica Bay Ecowatchers.

# JAMAICA BAY ECOWATCHERS

## WORKING TO PRESERVE, PROTECT AND ENHANCE THE NATURAL RESOURCES OF JAMAICA BAY

56 WEST 14<sup>TH</sup> ROAD, BROAD CHANNEL, NEW YORK, NY 11693

JAMAICABAYECOWATCHERS.ORG

May 10, 2024

City Planning Commission

120 Broadway  
31st Floor  
New York, NY 10271

Cc: [23DCP056R\\_DL@planning.nyc.gov](mailto:23DCP056R_DL@planning.nyc.gov)

**Re: Arthur Kill Terminal**

Dear City Planning Commission,

I am writing on behalf of the Jamaica Bay Ecowatcher's to express our support for the Arthur Kill Terminal project and specifically the Black Bank Marsh restoration project it has proposed to undertake as part of its mitigation plan.

The Jamaica Bay Ecowatcher's is a non-profit environmental organization working to preserve and protect Jamaica Bay, an estuary of national significance with over 25,000 acres of wetlands, shoreline and open waters and tributaries. We work to restore wetlands, improve water quality, return native species, such as oysters, to the bay, clean up and remove marine debris, and protect the National Park for future generations. We've worked with elected officials for over 20 years and because of our advocacy, hundreds of acres of new wetland preserves have been created.

Jamaica Bay has seen a tremendous loss of its critical wetlands over the last century, experiencing 40 acres a year of loss. Our group identified this situation back in 2000 and since that time we've been working desperately to address this issue. At our urging the city of New York has spent millions of dollars to upgrade their waste treatment plants and reduce the nitrogen input into the bay, which had been previously harming these wetlands. With the water quality now better than it has been in 100 years we have been focused on a campaign to rebuild the wetlands of Jamaica Bay.

This estuary, as part of the Gateway National Recreation Area, is the only urban national park in the country and its significance cannot be understated. Over twenty times the size of central park Jamaica Bay hosts hundreds of species of birds, reptiles, and fin fish. One quarter of all bird's species in North



America have been spotted in Jamaica Bay, and it is considered the most critical migratory flyover on the East Coast. Perhaps Mayor Michael Bloomberg summed it up best when he said ...*"Jamaica Bay is the greatest natural resource lying within the boundaries of any city in this country"*.

The wetlands of the bay are key to this environment, cleaning the waters and providing habitat to the birds, reptiles, fish, while sequestering nitrogen. The Black Bank Marsh alone has lost over 30 acres of marsh since the 1970s and will continue to degrade without Arthur Kill Terminal's important restoration project, which would also result in the preservation of this 100-acre marsh that is currently at risk. This project would build on the success we have learned working with our partners at the Corps of Engineers, the NYS DEC and the NYC DEP which have shown that current restored wetland projects in Jamaica Bay are successful and flourishing.

We urge you to support the Arthur Kill Terminal project's application so that it can help our fight against climate change by restoring critically endangered marshes in Jamaica Bay.

Sincerely,

A handwritten signature in black ink that reads "Daniel Mundy". The signature is written in a cursive style with a long, sweeping underline that extends to the right.


Daniel Mundy  
President, JBEW

## [EXTERNAL] Letter of support AKT project -wetlands mitigation

daniel t mundy <[REDACTED]>

Fri 5/10/2024 8:02 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

 1 attachments (158 KB)

letter support for black bank project from civic .pdf;

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Please find attached a letter of support for the offset mitigation proposed for the Arthur Kill Terminal project in regards to the wetland mitigation in Jamaica Bay

thank you

Daniel Mundy

President Broad Channel Civic Association

# BROAD CHANNEL CIVIC ASSOCIATION

55 WEST 15 Road  
Broad Channel NY 11693

May 10, 2024

City Planning Commission

120 Broadway  
31st Floor  
New York, NY 10271

Cc: [23DCP056R\\_DL@planning.nyc.gov](mailto:23DCP056R_DL@planning.nyc.gov)

**Re: Arthur Kill Terminal**

Dear City Planning Commission,

I am writing to you as President of the Broad Channel Civic Association, representing the residents of the town of Broad Channel, which is the only inhabited island in Jamaica Bay. Our town was severely impacted by Hurricane Sandy, which saw basically every home on this island inundated with 3 to 6 feet of water. Since that time, we have been seeking multiple ways to be more resilient in the face of climate change and future Sandy like storm episodes.

We have worked with our partners at New York City DOT and New York City DDC to raise the elevation of multiple streets in our town and have elevated over 400 homes through the New York City Build It Back program. We are also seeking natural and nature-based features to address this threat. One of the primary means for our Island community to protect our homes and infrastructure is thru the creation of more wetlands which help to dissipate wave energy during a storm event.

The proposed wetland restoration project in Jamaica Bay ,in the Black Bank marsh area by, the Arthur Kill Terminal Project would be exactly what we are seeking in order to help make our Island community more resilient. These wetlands would also help to protect Crossbay Boulevard, which runs north to south, immediately adjacent to the black marsh area and is the

major evacuation route for not only Broad Channel but for the entire Rockaway Peninsula. This project would help to protect that evacuation route from damaging waves.

The Army Corps of Engineers had worked to quantify the value of the wetland islands, in terms of reducing wave energy, and have stated that it is a significant factor and noted is one that our community should utilize going forward. In addition, the Governor's office of Storm Recovery-GOSR, post Hurricane Sandy, had noted similar such benefits in a report they prepared for our community.

We strongly urge you to approve the concept of the Black Bank wetlands project as the required offset environmental mitigation for the Arthur Kill Terminal project which would not only create a much needed environmental benefit for Jamaica Bay but create a natural means for our community to protect itself from future storm events.

Sincerely  
  
Daniel T Mundy

President -Broad Channel Civic Association

## [EXTERNAL] Arthur Kill Terminal

Chris Paladino <[REDACTED]>

Sun 5/12/2024 9:34 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I am writing in support of the Arthur kill terminal. I believe this once in a generation opportunity can stimulate overall economic development by making Staten Island an anchor point for this multibillion dollar industry. Providing the community with good jobs while helping nys reach its energy goals.

[EXTERNAL]

**Subject:** [EXTERNAL]

**From:** Mike Pancetti <[REDACTED]>

**Date:** 5/13/2024, 11:36 AM

**To:** 23DCP056R\_DL@planning.nyc.gov

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Hello,

I am writing to support the Arthur Kill Terminal. The terminal would be giving a lot of job opportunities, a great community plan, and green energy is continuing to grow. It would also be a great piece of infrastructure to help NYS meet their energy goals. It is also the only development plan that does not create traffic.

Sent from my iPhone

**[EXTERNAL] I am writing in support of Arthur Kill Terminal**

Anthony Papa <[REDACTED]>

Sun 5/12/2024 11:14 AM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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My name is Anthony Papa I am writing this email in support of Arthur Kill Terminal. I support this project because green energy will continue to grow. It is a critical piece of infrastructure to help NYS meet energy goals and great for overall economic development of Staten Island. This will also make Staten Island an anchor point for an emerging multi billion dollar industry.

Thank you,  
Anthony Papa

**Subject:** [EXTERNAL] Arthur Kill Terminal  
**From:** marc Quitsch <[REDACTED]>  
**Date:** 5/13/2024, 7:14 PM  
**To:** <23DCP056R\_DL@planning.nyc.gov>

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Good evening,

I am writing in full support of the Arthur Kill Terminal. This project is a critical piece of infrastructure that would propel New York state to meet energy goals. Creating good jobs and producing green energy opportunities will be embraced. This project would be a great overall economic development for Staten Island.

Thank you for your time,

Marc Quitsch

[Sent from Yahoo Mail for iPhone](#)



[EXTERNAL] Arthur kill terminal

Neal Rabinowitz <[REDACTED]>

Sun 5/12/2024 6:37 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I am writing in support of the Arthur kill terminal. This project will provide good jobs and a once in a lifetime opportunity. It is a great community plan to grow green energy and help NYS infrastructure meet its green energy goals.

**Subject:** [EXTERNAL] DEIS\_23DCP056R Comments

**From:** José Ramírez-Garofalo <[REDACTED]>

**Date:** 5/13/2024, 4:55 PM

**To:** 23DCP056R\_DL@planning.nyc.gov

[REDACTED]

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Hello,

Please see the attached comments from Protectors of Pine Oak Woods regarding the Draft Environmental Impact Statement for the proposed Arthur Kill Terminal Project.

Respectfully,

Jose Ramirez-Garofalo

--

José Ramírez-Garofalo

President

Protectors of Pine Oak Woods

[www.siprotectors.org](http://www.siprotectors.org)

— Attachments: —

---

DEIS\_23DCP056R Comments - Protectors of Pine Oak Woods.pdf

394 KB

To: Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning

From: José Ramírez-Garofalo, President, Protectors of Pine Oak Woods

Date: May 3, 2024

RE: DEIS\_23DCP056R Comments

Dear Ms. Shellooe,

Thank you for the opportunity for comment on this proposed project.

I write this letter based on our concerns over the loss of approximately 50-acres of both forested areas and wetlands along the Arthur Kill as a result of the proposed Arthur Kill Terminal Project.

Specifically, we strongly believe that Staten Islanders are owed a clear and public explanation of why the majority of the mitigation for this project is proposed to take place within the Jamaica Bay and not on Staten Island. We find this unacceptable, given both the history of loss of open space on Staten Island, and the current and future challenges posed to our shoreline communities by sea-level rise. Additionally, we respectfully request further information and clarity on the removal of Arlington Marsh as a potential mitigation site.

We understand the complexities of the mitigation process and the stringent criteria that must be met in terms of state and federal regulations, but we see several reasonable alternative locations for mitigation that would be more inclusive of Staten Island.

A list of our suggestions are as follows.

**I. Conservation easements along the Arthur Kill shoreline, including:**

- *The Con Edison parcel.* This 103-acre parcel is located by the southwestern terminus of Victory Boulevard. Its western boundary is the Arthur Kill and its southern boundary is Little Fresh Kill (LFK). It is just north of Isle of Meadows, a NYC Forever Wild site, and is almost entirely vacant. It consists of mixed woodlands and wetlands, has over one-half mile of frontage along the Arthur Kill, and approximately one-half mile of frontage along Little Fresh Kill. This tidal wetland area provides suitable nesting habitat for regionally important populations of wadingbirds, and currently hosts a number of nesting neotropical migratory birds. (B2705, L300)
- *The Arthur Kill Power LLC parcel.* This parcel has about one-half mile of frontage on the Arthur Kill and extends eastward to Interstate 440. It is north of Pratt Industries Paper Mills, and just south of Neck Creek. This property is full of tidal saltmarsh, woodland, and shoreline. This parcel is mostly vacant but includes a power station. It also has a New York City-held easement for the railroad track. Per the New York City Department of Citywide Administrative Services (DCAS), the parcel is approximately 113-acres. Given the size of this parcel, and the fact that it includes ecologically valuable wetlands, saltmarsh, and shoreline, it does not appear to be ideal for industrial development, residential development, or most other purposes. This parcel is very important as wildlife habitat, including breeding and wintering populations of regionally imperiled species

such as Saltmarsh Sparrows (breeding), Northern Harriers (wintering; New York State Threatened Species), Short-eared Owl (wintering; New York State Endangered Species), and the Atlantic Coast leopard frog (New York State Species of Special Concern). (B2705, Lot 1)

## **II. Acquisition (and conservation) of shoreline parcels, including:**

- *Sharrotts Shorelands and Tappen's Creek.* There are several parcels of interest for conservation here including two that are adjacent to DEC-owned lands and are located along the Arthur Kill. (B7400, L250 and B7596, L100).
- *A 1.9-acre waterfront parcel along the Kill Van Kull.* 2625 Richmond Terrace is about two-tenths of a mile east of the recently established Richmond Terrace Park and is a small peninsula that juts into Newark Bay & the Kill Van Kull. About half of the parcel is vegetated. This proposed site is suitable habitat for colonial wadingbirds and other imperiled bird species, but is polluted with oil, grease, diesel fluid, battery acids, and other contaminants. (B1109, L1).

## **III. Acquisition of Wetland parcels, including:**

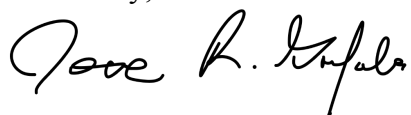
- *Outerbridge Ponds.* Outerbridge Ponds (also known as Page Avenue Woodlands) is a 22-acre wetland that includes several large freshwater ponds and mature trees. This area also includes a range of habitats including oak and beech woods, wooded swamps, and vernal pools. The three parcels here are located extremely close to Outerbridge Crossing. Due to their very close proximity to the incoming wind turbine facility, these parcels constitute an ideal (and much deserved) mitigation for the surrounding neighborhoods. (B7584, L4; B7580, L80; B7580, L17).

As an organization that believes in the promise of the green economy and the importance wind energy, as well as recognizing our unique place within New York City, we do not wish to stand in the way of progress. However, we believe that progress cannot come at the expense of further environmental degradation. We hope that you will consider both our comments and the future of the Staten Island community before moving forward.

For additional clarification or further discussion, I have included my contact information.

Thank you for your consideration.

Sincerely,



José Ramírez-Garofalo  
President, Protectors of Pine Oak Woods  
[ppow@siprotectors.org](mailto:ppow@siprotectors.org)  
+1-(929)-319-7900

CC: Linda Cohen, Protectors of Pine Oak Woods

## [EXTERNAL] Arthur Kill Terminal

Anthony <[REDACTED]>

Sun 5/12/2024 12:47 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I am writing this e-mail in support of the Arthur Kill Terminal part of the Atlantic Offshore Marine project.

As a member of the Land Use and also Environmental Committees of Community Board 3 where the site is located, this project is the only one that has come past the Board that is a viable one for the area.

The Terminal will offer well paying career opportunities as opposed to minimum wage jobs that have been promised with various other proposals for the area. Let's bring back "good" jobs.

The fact that there will be little to no extra traffic in the surrounding neighborhood is another benefit to the already exhausted roads and highways in the community. Although it might not alleviate the problems, it will not add to them. Arthur Kill road near the Outerbridge Crossing can be a nightmare, it is too narrow and is prone to flooding in certain spots. From my understanding, AOM promises to widen the road under their control.

And last but certainly not least, the Arthur Kill Terminal will put Staten Island and New York City as well in the forefront of an emerging billion dollar industry. A Green Energy industry. The revenue generated will greatly improve the welfare of all of us in our already deficit burdened economy. It will be a win for all of us across the board.

In conclusion, I am sure you can see how beneficial the Arthur Kill Terminal project will be. I hope you all agree with me and allow this project to proceed.

Yours truly:

Anthony Riccardelli

[Yahoo Mail: Search, Organize, Conquer](#)

**Subject:** [EXTERNAL] Letter of support  
**From:** Don Riepe <[REDACTED]>  
**Date:** 5/13/2024, 4:58 PM  
**To:** 23DCP056R\_DL@planning.nyc.gov

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Hi... attached is a letter of support for the Arthur Kill Terminal project.

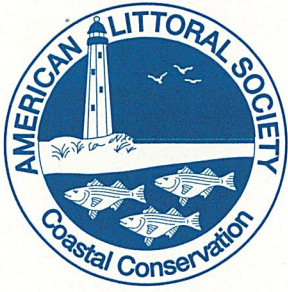
Don Riepe  
American Littoral Society

— Attachments:

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Letter of support for black bank area as offet mitigation (1).doc

45.0 KB



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# AMERICAN LITTORAL SOCIETY

---

Northeast Chapter: 28 West 9<sup>TH</sup> Road, Broad Channel, NY 11693  
NEChapter@littoralsociety.org

May 11, 2024

24 MAY 20 AM 9:29

City Planning Commission

120 Broadway  
31st Floor  
New York, NY 10271

Cc: [23DCP056R\\_DL@planning.nyc.gov](mailto:23DCP056R_DL@planning.nyc.gov)

**Re: Arthur Kill Terminal**

Dear City Planning Commission,

I am writing on behalf of the American Littoral Society to express our support for the Arthur Kill Terminal project and the Black Bank Marsh restoration project mitigation plan.

The American Littoral Society is a non-profit 501c3 coastal conservation organization dedicated to protect and enhance the NY/NJ harbor coast including Jamaica Bay, an area of critical habitat for marine life. During the past 20 years we have been involved in helping restore the wetland islands in Jamaica Bay as well as taking part in a major cleanup of marine debris both on the marshes and along the shorelines. We work with many other organizations in advocating for clean water and protection of marine and bird life in the bay and harbor.

Jamaica Bay has experienced a significant loss of wetlands in the past 50 years and continues to do so at an alarming rate. The wetlands of the bay are key to this environment, cleaning the waters and providing habitat to the birds, reptiles, fish, while sequestering nitrogen. The Black Bank Marsh alone has lost over 30 acres of marsh since the 1970s and will continue to degrade without Arthur Kill Terminal's important restoration project, which would also result in the preservation of this 100-acre marsh that is currently at risk. This project would build on the success we have learned working with our partners at the Corps of Engineers, the NYS DEC and the NYC DEP which have shown that current restored wetland projects in Jamaica Bay are successful and flourishing.

We urge you to support the Arthur Kill Terminal project's application so that it can help our fight against climate change by restoring critically endangered marshes in Jamaica Bay.

Sincerely

A handwritten signature in cursive script that reads "Don Riepe".

Don Riepe  
Jamaica Bay Guardian  
American Littoral Society

24 MAY 20 09:29





[EXTERNAL] Atlantic Offshore Terminals

Scott Rubin <[REDACTED]>

Sun 5/12/2024 12:25 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I am writing in support of the Arthur Kill Terminal for the offshore wind staging facility.  
This port will serve as a critical piece of infrastructure to help NYS meet its energy goals  
This port will create thousands of needed local jobs  
This port will be a catalyst for local and regional offshore wind supply chain investments.  
Please take this email into consideration when voting to move forward with this project.  
Sent from my iPhone

[EXTERNAL] Atlantic offshore terminals

Jack Russo <[REDACTED]>

Sun 5/12/2024 11:12 AM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Good morning

To it may concern

I am writing this email in support of Arthur Kill Terminal

This opportunity for Staten Island is a great one.

Is would be a development plan that doesn't increase traffic. Great for overall economic development of Staten Island. This would make Staten Island an anchor point for an emerging multi billion dollar industry .

Once in a generation opportunity for the people of Staten Island to have good jobs in the future. Please consider this opportunity

Thank you

Jack Russo

NYC Dept of City Planning, 120 Broadway, 31st floor New York, NY., 10278  
Attn: Environmental Impact Chief Stephanie Shellooe  
Date: May 8, 2024

Re: Arthur Kill LLC, CEQR Project 23DCP056R

Dear Ms. Shellooe:

We have read and digested the 'Notice of Completion' for Arthur Kill LLC, a multi-faceted project. We have many concerns that must be addressed before the project moves forward.

We are very troubled that the Development calls for the removal of 1368 mature trees. With asthma rates rising, many people have COPD and increased particulate pollution with tree removal is not acceptable. Please find a way to reduce the number of trees to be removed. The people of Charleston and Tottenville will lose valuable air filtration if the project moves forward.

Project need, in April 2024 NY state instructed a major offshore wind manufacturer that their products would not be needed, how does this affect the proposed terminal, with reduced demand for the facility?

Damage to tidal wetlands: The Mill Creek Bluebelt is adjacent to the project. Mill Creek has undergone an extensive restoration, Nassau Smelting was on the site previously and poisoned the land and water. How will the project protect tidal wetlands?

Natural Resources: We appreciate the work to document the wildlife of the peninsula, but it appears omissions were made. In Peter Blanchard's book, 'An Islanded Nature' plants, aviary's and fish are well documented, please add in the salamanders and wall lizards. Also, please note that muskrats and black back herring utilize the waters to be destroyed if the project moves forward

Open Space: the DEIS states there is no loss of open space because the parcel is privately owned.

Whether a parcel is publicly owned or not is irrelevant. Many people in the Tottenville neighborhood have used the peninsula for canoe launching, fishing and nature walks. If the project moves forward, open space is lost forever.

The Port Authority is planning on replacing the Outerbridge Crossing, the bridge will not be able to be rebuilt if the manufacturing terminal is constructed.

The adjacent Tottenville Marina is a busy hub of recreational and commercial shipping, the Terminal will be bringing over-sized ships with damaging emissions and water displacement wakes, further erosion of the fragile marsh will occur, leaving residents of Ellis Street vulnerable to flooding. How will this be addressed?

NRPA (Natural Resources Protective Association) believes that the wetlands that will be destroyed by the Arthur Kill Terminal project should be mitigated on Staten Island and not in Jamaica Bay, Queens.

We believe that the site(s) selected for mitigation should be near to residents that will be most affected. When the original sites presented to the CPC were Arlington Marsh and Mariner's Marsh, we were satisfied as the Environmental Justice communities nearby are also in need of mitigation. Later a switch was made from Arlington Marsh to 100 acres in Jamaica Bay, Queens. How will DCP / DEC address this issue?

NRPA was established in 1977 to protect the marine environment. Among our many activities over the years, we have fought attempts by the Army Corp of Engineers to fill pits with toxic dredge spoils into our bays. We have held annual Student Summits to teach school children about the beauty and importance of our waterways. We also teach students about the importance of our wetlands and how they help protect us from flooding, provide shoreline erosion control, absorb pollutants and provide habitat for many plants and animals.

When we look to the future, we must continue to protect our natural resources, and educate students to do the same.

We want to continue to protect our marine environment, our shorelines and our wetlands.

For this reason, we urge you to recommend that another site be selected for this Terminal / LLC.

Traffic: The traffic infrastructure is very poor, roads have large potholes, there are no sidewalks on either side of Arthur Kill Road, how will the developer address these issues? The DEIS needs to be improved The DEIS is a faulty document, the project has too many adverse impacts to move forward.

We request a 60-day extension of the comment period to Arthur Kill Terminal LLC until such time the issues raised here can be adequately addressed. The courtesy of a written acknowledgment of receipt of these comments is respectfully requested. Thank you.

Jim Scarcella NRPA  
PO Box 050328  
Staten Island, NY. 10305  
nrpa2@aol.com

Mayor Adams  
Senator Schumer

C: Borough President Fossella  
Councilman Borelli  
Assemblyman Reilly  
State Senator Lanza  
Protectors of Pine Oak Woods  
CB 3  
Community Media  
SI Advance

**Subject:** [EXTERNAL] IS Comments

**From:** Catherine Skopic <[REDACTED]>

**Date:** 5/13/2024, 5:09 PM

**To:** "23DCP056R\_DL@planning.nyc.gov" <23DCP056R\_DL@planning.nyc.gov>

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Greetings.

Comments attached. Thank you, CathrinreSkopic.

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— Attachments:

Save threuwetlands, trees 5:13:2024.pages

266 KB

Catherine Florence Skopic

████████████████████  
████████████████████  
May 13, 2024

Environmental Impact Chief Stephanie Shellone

Greeting, Ms. Shellooe  
NYC Department of City Planning.

Thank you for all the good work you have done for New York City and its Citizens. As you know, we - New Yorkers and everyone living on this planet - are at a critical juncture in the history of New York City and our planet. Climate change has caused an extraordinary number of storms, hurricanes, tornadoes, flooding, drought, rain-bombs, sea level rise, tropical insect-related diseases to have taken the lives of countless people and have endangered too many to number - children - and people of all ages -with respiratory and multiple other diseases, increasing our medical costs beyond former limits, testing our medical capability to care for people as fully needed.

In addition to and exceeding the increased medical costs imposed by climate change are the astronomical clean-up costs of clean-up, re-building and replacing damaged homes, infrastructure, transportation, communication, energy generation and delivery infrastructure.

As we are aware of these well-documented facts and human suffering due to climate change, why would you support the cutting down of 1,368 mature trees that would slow climate change more completely than any person-made invention we have yet to come up with There are people who would call this a crime.

Without going as far as calling such a decision acrime, you could at least not cut down those mature tree, You could preserve the wetlands that absorb more CO2 and methane than do trees alone.Please, be the CLIMATE CHAMPION we know you can be and ARE!

Thank you. Respectfully and in PEACE, Catherine F. Skopic

████████████████████  
████████████████████

[EXTERNAL] Support of Arthur kill terminal

Angelo Taranto <[REDACTED]>

Sun 5/12/2024 11:34 AM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I am writing in Support of the Arthur kill energy terminal. This project will help New York City in reaching their goals for green energy. This project will also help New York City to upgrade their infrastructure and create jobs. New York can not wait on projects like this any longer .

Thank you for your time

Angelo Taranto

Sent from my iPhone



[EXTERNAL] I am writing in support of Authur Kill Terminal

Charlie Taylor <[REDACTED]>

Sun 5/12/2024 4:09 PM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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To whom it may concern;

I think this would a great opportunity for workers of our community in Staten Island. This would be great for our workers in Staten Island to prove that we're a community to be reckoned with. I think it'll be a great way to put our infrastructure into as well.

## [EXTERNAL] Atlantic Offshore Terminals

Kristin Valinotti <[REDACTED]>

Mon 5/13/2024 6:27 AM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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Hello,

I am writing in support of Arthur Kill Terminal. I wanted to take the time to discuss my support for the Atlantic Offshore Project.

This project has provided:

- Good jobs
- Great community plan
- Green energy will continue to grow
- Critical piece of infrastructure to help NYS meet energy goals
- Only development plan that doesn't increase traffic
- Great for overall economic development of Staten Island
- "Jobs coast" relies on AKT
- Will make SI an anchor point for an emerging multi billion dollar industry
- It's a once in a generation opportunity

Thank you for your attention in this matter.

Sincerely,

Vincent Valinotti

## [EXTERNAL] Arthur Kill Terminal Project

Anthony Varvara <[REDACTED]>

Sun 5/12/2024 9:06 PM

To: 23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I am writing in support of the Arthur Kill Terminal Project. I believe this project will be great for the overall economic development for Staten Island, as well as being a critical piece of infrastructure to help New York State meet their energy goals. This project will make Staten Island an anchorage point for this emerging multi billion dollar industry. I truly believe this is a "once in a generation" opportunity for the people of New York. Thank you for your time.

Cordially,  
Anthony Varvara  
Staten Island resident

Sent from my iPad

**Subject:** [EXTERNAL] Arthur Kill Terminal Mitigation / Comments

**From:** [REDACTED] >

**Date:** 4/29/2024, 9:56 AM

**To:** 23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

**CC:** [REDACTED]  
[REDACTED]

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## COMMENTS

We are the Staten Island Coalition for Wetlands and Forests, a non-for-profit group of concerned community members in Staten Island.

As Staten Islanders, we are advocating for the health of our environment, namely the protection of wetlands and forests, to keep the communities of Staten Island from the ravages of climate change, storm surge, sea level rise and torrential rain flooding. As you know 24+ people died, on Staten Island alone, from a storm surge during Hurricane Sandy. And there was much damage done on Staten Island during Hurricane Ida from a torrential rainstorm and flood.

Regarding the upcoming vote for the Arthur Kill Terminal wind turbine facility, we urge you to consider the health, welfare and safety of the Staten Island community. We urge you to consider the benefits of wetlands and forests in protecting people from climate change and flooding. In addition to flood protection, wetlands and forests sequester much CO2 and other air pollutants, protection much needed on Staten Island.

We strongly recommend that the developer, through your City Planning Commission, mitigate the 35 acres of wetland that will be lost, to be appropriated to Staten Island, and not Jamaica Bay, Queens. The USACOE and NYSDEC and others can either mitigate at Arlington Marsh and finally remove the contamination - or - find other suitable sites on Staten Island.

Ideally, the designated area in Staten Island for mitigation, should be located as close as possible to the former wetland area to benefit the community that lost its wetland to the wind energy project. This is especially true in this very vulnerable location, a location that suffered so greatly during Hurricane Sandy.

Given that our Staten Island wetland and forest sites are more important than ever and vital to our survival, please consider the health, welfare, environment and safety of your community, when voting on this project.

Sincerely,

Gabriella Velardi Ward, BFA, AAS, B. Arch, M. Theo coursework  
Co-founder and Director of  
Staten Island Coalition for Wetlands and Forests

[REDACTED]

[REDACTED]

SICWF.org/biographies



# Coalition for Wetlands and Forests

A coalition of environmental groups, civic associations, condominium associations and people who care.

[SICWF.org](http://SICWF.org)

[SICWF2017@gmail.com](mailto:SICWF2017@gmail.com)

Rev. Gabriella Velardi-Ward  
40 Wolkoff Lane  
Staten Island, NY 10303  
May 12, 2024

NYC Dept of City Planning  
120 Broadway, 31st floor  
New York, NY., 10278  
May 12, 2024

Attn: Environmental Impact Chief Stephanie Shellooe  
Re: Arthur Kill LLC, CEQR Project 23DCP056R

Dear Ms. Shellooe,

First, I would like to tell you about my background, education, and experience for clarification and context. I worked for the NYC Department of Parks and Recreation, Capital Projects, for 23 years as an architect, both in Design and in Construction. While in Design, I represented the Parks Department at the Mayor's Office of Construction for Sustainable Construction. We were formulating policy for all public buildings in NYC to include sustainability both in design, construction, and maintenance.

My knowledge of sustainability, as well as the effects of climate change and sea level rise come from my education as well as my work experience. This includes knowledge of water dynamics, ecology, design and site design, landscape design, sustainability, urban planning and building structures. I studied Urban Planning with Ron Shiffman, a City Planner, and co-founder of the Pratt Institute Center for Community and Environmental Development. He was on the NYC Planning Commission from 1990 - 1996. His additional credits are too many to elucidate here.

I also taught various aspects of architecture at what was then called New York City Technical College. And I am the co-founder and Director of the Coalition for Wetlands and Forests.

It is the opinion of the Coalition for Wetlands and Forests that mitigation should only take place on Staten Island and not in Jamaica Bay. Our Staten Island history of flooding demands that. Ideally, the Arthur Kill Terminal (AKT) proposal should be defeated in favor of the natural protection that wetlands and forests provide. If that cannot happen, mitigation should be as close to the area that is losing its protection, as possible.

The AKT project will destroy 25 – 35 acres, or more, of wetland and forest. The area of Charleston as well as the areas around it were badly damaged during Hurricane Sandy. With this project, the loss of forests, tidal wetlands, and various other forms of wetland will once again endanger this community due to the effects of climate change.

Some suggestions for mitigation at locations near the AKT project are the Outerbridge Ponds, the area of the Con Edison plants, and the areas near or around the Mill Creek tidal wetland.

Some suggestions for mitigation on the north shore are at some of the cross streets at Richmond Terrace such as Bank Street, near or under the Bayonne Bridge- the site of the uranium storage, Port Richmond Ave, Jewett Avenue, Bard Ave, near Faber Park, near Van Name St. Most of these locations have been flooded. Some are projected to experience severe flooding in the near future.

### **Benefits of Wetlands and Forests:**

1. Trees provide oxygen that people need and people provide CO<sub>2</sub> that trees need. We are partners in breathing with trees. No trees, no people.
2. Trees lower the temperatures in surrounding communities.
3. Trees and wetlands absorb flood waters. One tree can absorb 100 gal of water per day and evaporate it.
3. Trees and wetlands buffer storm surges and other types of flooding. Trees and wetlands protect the community.
4. Wetlands filter polluted water, cleansing it as it flows, protecting ecosystems.
5. Wetlands reduce erosion and stabilize shorelines.
6. Trees sequester CO<sub>2</sub> in the soil and in the tree branches and leaves.

7. Forests and wetlands provide a source of food, shelter, and a breeding ground for a diverse range of wildlife that thrive in this type of environment. With the loss of habitat, animals live closer to communities and animal born viruses spread faster.
8. Forests provide a variety of Medicinals.
9. Forests and wetlands provide opportunities for educational and recreational activities.
10. Wetlands and forests create beauty and places to relieve humans from stress and recover from this stressful world humans have created.
11. When I first moved to Graniteville, we had a wide variety of birds singing every morning. Now that the freshwater wetland and forest are gone, there are very few birds left. The chain of life has been broken and now there are consequences. Now we have lots of bugs without predators. Lets learn from our mistakes.

## **The Dangers of Climate Change**

In this part of the country, climate change includes sea level rise, torrential rain flooding and storm surge flooding. The seas are rising faster than scientists have previously acknowledged. The ice in Greenland is mostly gone. The Perma frost is now exploding methane, a greenhouse gas more powerful than CO<sub>2</sub>. The ice shelves in the Antarctic are falling into the ocean in what is a feedback loop. The more the ice melts, the more the oceans rise. With less ice, oceans absorb higher temperatures. With higher temperatures, more ice melts.

In other parts of our country and world, things are worse. Tornado clusters, dead pelicans in southern California, beached whales, stronger storms, hotter temperatures, we cannot wait any longer to protect people. We must make natural protection a priority now.

## **How to Protect People from the Effects of Climate Change**

1. **Stop destroying wetlands and forests**, no matter how much money is involved.
2. When projects are under review by NYC Department of City Planning or by NYS Department of Environmental Conservation, **consider the effects of climate change before the project is approved.**

3. **Before approval, check for underground streams, especially in Staten Island.** Old Place Creek goes underground at South Ave. It goes northeast to Maple Parkway about a mile away. During Hurricane Ida, 4 homes on Maple Parkway had to be evacuated. Old Place Creek went right under those homes and a crack was formed in a bearing wall. **This was confirmed by a hydrologist and by a NYSDEC map.**
4. **Learn from other States and other countries who are addressing the effects of climate change.** Venice solved the problem of flooding in St Mark's Square through various means including a series of retractable locks and by addressing the erosion of the barrier reef island. It was eroded by large boats navigating too close to that island. And they now have a lookout post, in the water, far from Venice, to warn of an oncoming storm surge. There are many other examples such as this.
5. And of course, no more drilling for non-renewable energy sources. I remember talk of climate change in the 1970s. I studied it in the 1980s. It's more than 50 years since then and we are still debating its validity and still not doing much to protect people.  
**Unfortunately, it is now very late in the game.** So, destroying a forested wetland or any other type of wetland to install renewable energy technology will not help vulnerable communities before there is another storm surge and the inevitable sea level rise. Long-term thinking with installation of renewable energy sources **must not be at the cost of the destruction of natural green infrastructure.** I believe that the approval of this AKT project will only further endanger the community.

What planning are we doing for this eventuality?

**Graniteville Wetland** -the trees and spongy wetland soil were **destroyed** in the summer of 2021. On September 1st of 2021, Graniteville was flooded for the first time ever with Hurricane Ida. This freshwater wetland saved the Environmental Justice community of black and brown people during Hurricane Sandy. We no longer have protection from flooding. **18 acres of freshwater wetland - gone!**

**Bloomfield** -the Matrix Global Logistics Park West project if approved, will destroy 72 acres of wetland with the possibility of destroying an additional 200 acres of wetland. It will also endanger the lives of elderly, disabled and low-



income residents of the mobile home community. **272 acres of wetland - endangered.**

**Charleston** -the Wind Energy project also known as the Arthur Kill Terminal project. This is one of the areas that was badly damaged during Hurricane Sandy, **35 or more acres of forested wetland - endangered.**

**There are now approximately 325 acres of wetland and forest either destroyed already or endangered of being destroyed. All of them are on the west shore of Staten Island.**

Most of the SI west coast is at or slightly above sea level. The destruction of wetlands on this side of the island will mean that eventually the west coast of SI will be swallowed up by sea level rise and/or storm surge.

What will happen to the people, the poor, the elderly, the disenfranchised, and the front-line communities when the west coast of Staten Island gets swallowed up by the effects of climate change?

In April 2012, I was the supervisor, the resident engineer for the Victory Diner project in Midland Beach. The forest was right on the beach. Years before, wetlands were destroyed, and the blueberry bogs were covered with concrete. The Victory Diner project included the cutting down of many acres of the forest. In October of 2012, Midland Beach, and areas south of there, were hit by a 15' storm surge called Hurricane Sandy. 24+ people died in horrendous ways. I was there before, during and after the storm. I saw people taken out of their homes in body bags. Half the people who died in NYC, died on Staten Island. This should have been a wake-up call, but it was not. NYC and NYS are still allowing the destruction of natural green infrastructure. When will we learn? When will we protect the people?

Climate change is real and is happening now. If ignored, it has real consequences.

Rev. Gabriella Velardi-Ward BFA, AAS. B. Arch, M. Theo course work.

Co-Founder and Director of the  
Coalition for Wetlands and Forests

[StPraxedisRCC@gmail.com](mailto:StPraxedisRCC@gmail.com)

[SICWF2017@gmail.com](mailto:SICWF2017@gmail.com)

SICWF.org

# VALUING FOREST AND WETLAND LOSS ON STATEN ISLAND

STATEN ISLAND COALITION OF WETLANDS AND FORESTS, NY

## STATEN ISLAND WETLANDS AND FORESTS HAVE DISAPPEARED

Prior to European settlement, Staten Island was almost entirely covered with forests and wetlands—the Raritan Lenape First Peoples called it *Aquehonga Manadnock*, the “Island of the Woods.” As of 2019, less than 20 percent of the island’s landcover was forest or wetland (7,230 acres).

## ECOSYSTEMS ARE AT RISK IN THE NORTHWEST COAST

In 2021, 18-acres of freshwater wetlands and 1,800 mature trees were destroyed for the South Avenue Retail Project, future home to a BJ’s Wholesaler. The Graniteville site had included six seasonal wetlands appreciated for their wildlife and aesthetic beauty.

With plans for the Matrix Global Logistics Park West Campus, at least 72 acres of wetlands are now at risk across a 261-acre site that is part of a larger wetland complex along Old Place Creek. These projects are sited near socially vulnerable communities in the North Shore.<sup>1</sup>

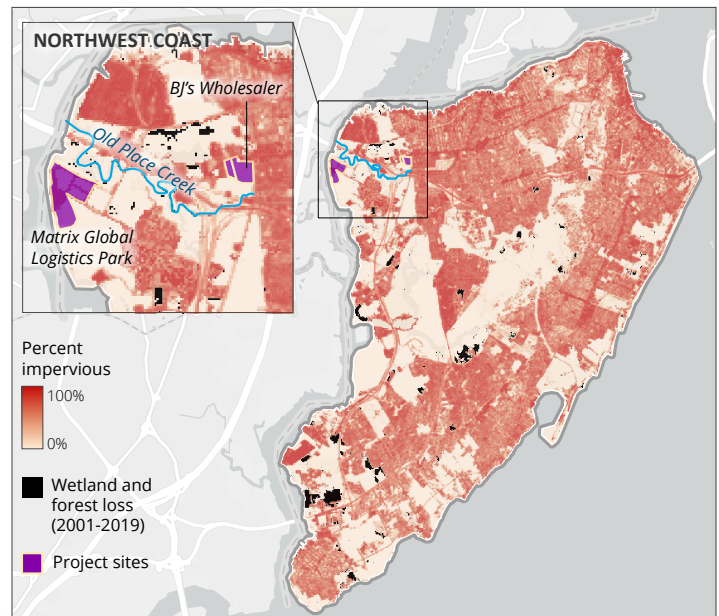
## WETLANDS AND FORESTS PROVIDE CRITICAL BENEFITS

Wetlands and forests help to mitigate flooding, while providing other services such as carbon sequestration and storage, water capture and supply, and recreation. For example, during Hurricane Sandy in 2012, the Graniteville Wetland prevented flooding in adjacent neighborhoods. After the forest and wetlands were cleared for development, the community experienced flooding during Hurricane Ida in 2021.<sup>2</sup>

<sup>1</sup> Based on data from New York City’s Environmental Justice Area Census Tract Designation provided by the Mayor’s Office of Climate and Sustainability available at <https://data.cityofnewyork.us/City-Government/Environmental-Justice-Area-Census-Tract-Designatio/ircm-rcjd>

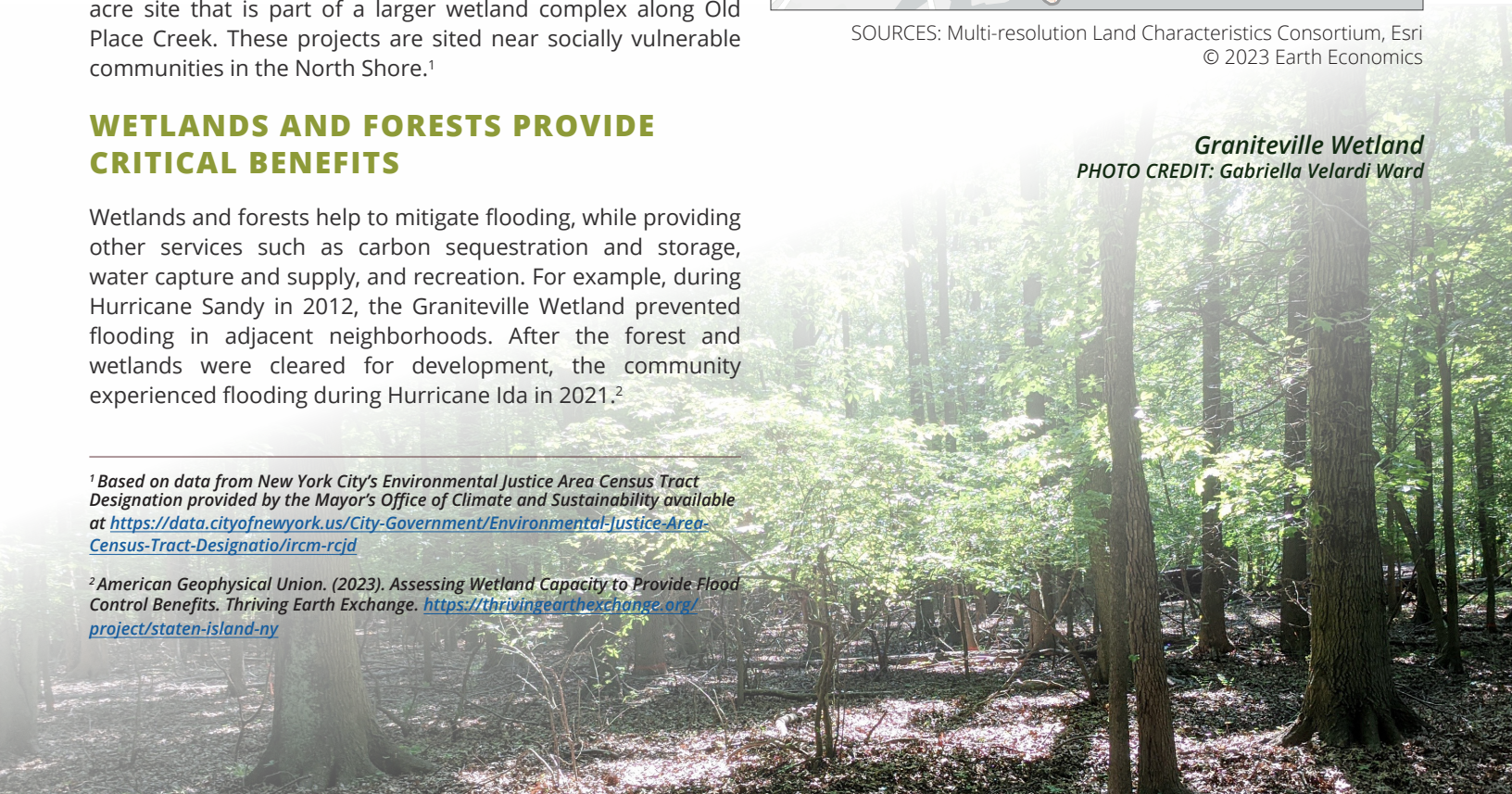
<sup>2</sup> American Geophysical Union. (2023). Assessing Wetland Capacity to Provide Flood Control Benefits. Thriving Earth Exchange. <https://thrivingearthexchange.org/project/staten-island-ny>

Wetland and Forest Loss on Staten Island



SOURCES: Multi-resolution Land Characteristics Consortium, Esri  
© 2023 Earth Economics

*Graniteville Wetland*  
PHOTO CREDIT: Gabriella Velardi Ward



## DESTROYING WETLANDS AND FORESTS IS A LOSS TO THE COMMUNITY

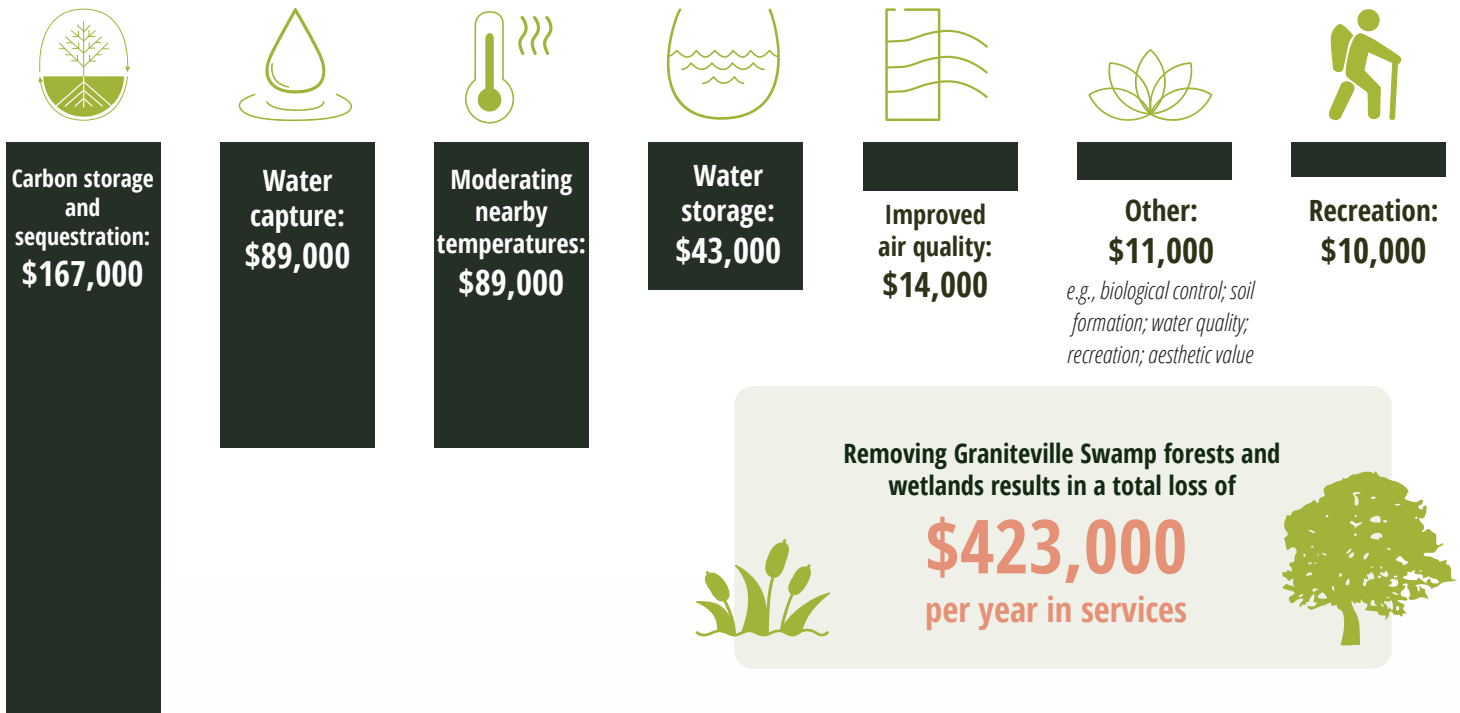
Earth Economics conducted an ecosystem services valuation of the Graniteville wetland and forest areas that were compacted for development. Earth Economics found that replacing most of the forests and wetlands with impervious surfaces leads to an annual loss of over \$423,000 in benefits to the community.

This is a conservative estimate, as it does not account for benefits and economic impacts such as flood mitigation, avoided hospitalizations, flood insurance premiums, or flood damages to buildings and infrastructure.



PHOTO CREDIT: LightHawk Conservation Flying and J. Henry Fair

### Annual Loss in Services Due to Wetland and Forest Removal in Graniteville Swamp



## IT IS MORE COSTLY TO RESTORE NATURAL AREAS THAN TO PROTECT THEM

Staten Island's forests and wetlands provide benefits at little to no cost to the community, unlike technological replacements that would be necessary to mitigate their loss. If these wetlands and forests are protected, they can provide these benefits in perpetuity. Protecting natural areas is often less expensive than operating, maintaining, and eventually replacing built infrastructure to manage stormwater and coastal flooding.

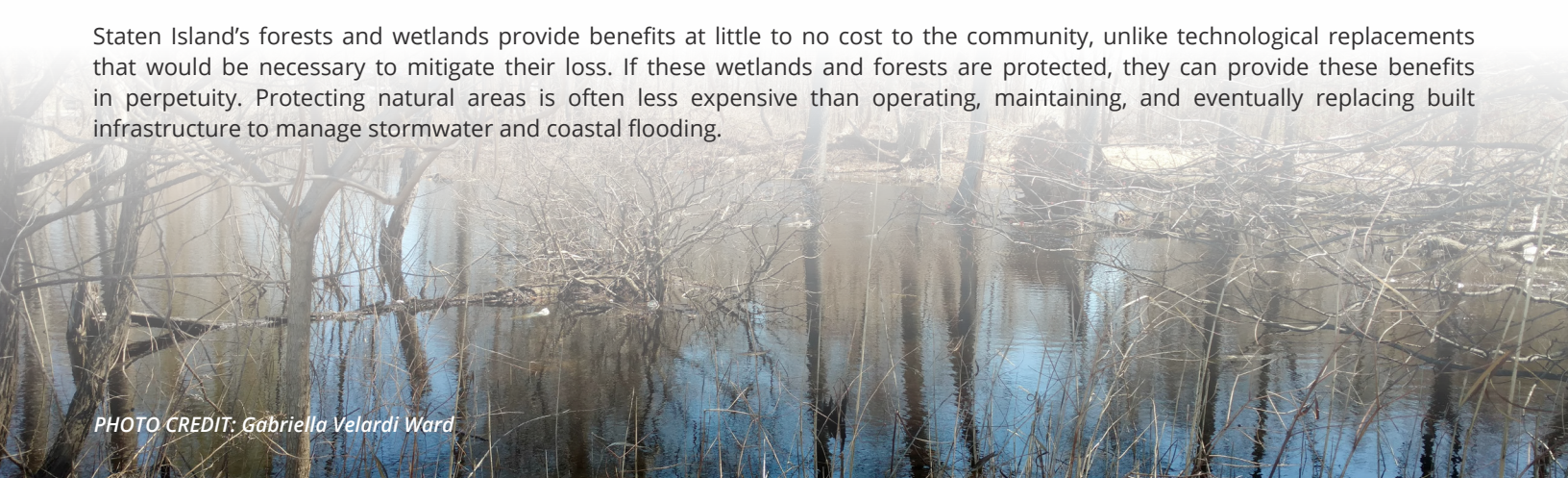


PHOTO CREDIT: Gabriella Velardi Ward

[EXTERNAL] Arthur kill terminal

ronald wuerch, jr <[REDACTED]>

Sun 5/12/2024 11:11 AM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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I am writing to express my support for the Arthur Kill terminal project. This plan is great for the community and will create great jobs. This is a once in a generation opportunity to make Staten Island and anchor point of a multi billion dollar industry.

Ronald Wuerch

Sent from my iPhone

## [EXTERNAL] Arthur Kill Terminal Project

Anthony Zito <[REDACTED]>

Sun 5/12/2024 11:22 AM

To:23DCP056R\_DL <23DCP056R\_DL@planning.nyc.gov>

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To whom this may concern ,

I am writing this in support of the Arthur Kill Terminal project. The amount of positive factors this job would create are endless. One would be the creation of good paying union jobs . Along with it being a great community, this is also a critical piece of infrastructure that will help New York State meet energy goals . Green energy will continue to grow in the future and if this once in a life time opportunity moves forward, Staten Island and New York State will become an anchor point for an emerging multi billion dollar industry.

Thank you for your time .

WEBVTT

1

00:02:00.180 --> 00:02:02.440

TELEPHONE\_USER: That would be maybe an Internet problem.

2

00:02:04.710 --> 00:02:11.489

TELEPHONE\_USER: We unmuted somebody's unmuted. That's what's turned microphones off Fred Gail, your microphones on.

3

00:02:12.260 --> 00:02:13.070

TELEPHONE\_USER: No, mama.

4

00:03:28.531 --> 00:03:33.948

TELEPHONE\_USER: Good morning. Everyone. I'm Dan Garodnick with an echo

5

00:03:35.030 --> 00:04:03.949

TELEPHONE\_USER: which I think may be solved. Okay, great. Hello, everybody. Dan Garodnick, chair of the City Planning Commission and director of the Department of City Planning welcome to today's public meeting of May 1st, 2024. We're gonna start with a handful of votes before getting to our sole public hearing. For today. We'll begin with a landmark designation for the Tremont branch of the New York Public Library in the Bronx, built in 1905. It is one of 67 circulating libraries constructed in the early

6

00:04:03.950 --> 00:04:17.829

TELEPHONE\_USER: twentieth century, and funded by a grant by from the steel magnate Andrew Carnegie. Next up. We'll vote on the Red Hook Coastal Resiliency Plan, proposed by the Department of Design and Construction

7

00:04:17.829 --> 00:04:47.189

TELEPHONE\_USER: Department of Transportation Department of City Wide Administrative Services and Department of Parks and Recreation and advance with funding from the Federal Emergency Management Agency. This important project ties together natural topographic high points and a variety of design elements like roller gates and flood walls to provide protection from sea level rise and future storms for the entire neighborhood. It also includes a significant expansion of the Brooklyn waterfront Greenway.

8

00:04:47.630 --> 00:05:03.439

TELEPHONE\_USER: We'll also vote on another department of transportation proposal, this one for a major concession in Times Square, which would allow the city through the Times Square Alliance to expand concessions from the existing bow tie further north and south along Broadway.

9

00:05:04.050 --> 00:05:20.950

TELEPHONE\_USER: Our final vote for today is on a proposal from the Department of Citywide Administrative Services to dispose of 4 city-owned properties in Douglaston, Little Neck, Queens. These sites are mainly very small and undevelopable lots. Our sole public hearing

10

00:05:20.950 --> 00:05:45.420

TELEPHONE\_USER: today is on a significant job generating project for Staten Island, the Arthur Kill Terminal. This new 50 acre state of the art marine port would be dedicated to the staging assembly and pre commissioning of wind turbine generators, and is related and its related components, if approved. It could represent a big step forward in helping New York State and the country reach its offshore wind energy goals.

11

00:05:45.900 --> 00:06:00.949

TELEPHONE\_USER: It would also create approximately 200 local jobs. Arthur Kill Terminal shows that sustainability and economic development can work hand in hand to benefit our environment and economy. So we look forward to hearing this item today. And with that, Madam Secretary, the floor is yours.

12

00:06:01.480 --> 00:06:13.269

TELEPHONE\_USER: Good morning. This is the City Planning Commission public meeting, held remotely through the NYCEngage portal and in person in the CPC. Here in Room 1, 120 Broadway. Today is Wednesday, May 1ST, 2024. I will now call the role checker ethnic

13

00:06:13.750 --> 00:06:14.710

TELEPHONE\_USER: here.

14

00:06:15.580 --> 00:06:22.230

TELEPHONE\_USER: Commissioner Knuckles. Commissioner Benjamin, Commissioner Serulo, Commissioner Paul.

15

00:06:22.738 --> 00:06:26.021

TELEPHONE\_USER: Commissioner David Gold, I believe, is on zoom.

16

00:06:26.350 --> 00:06:27.300

\*Comm. Gold: Yes, here.

17

00:06:28.790 --> 00:06:36.099

TELEPHONE\_USER: Commissioner Goodridge, Commissioner Carmoney, Commissioner, Madam Commission on Saudi, Commissioner Rampershad is on zoom.

18

00:06:36.100 --> 00:06:36.730

\*Comm. Rampershad: Here.

19

00:06:38.230 --> 00:06:39.550

TELEPHONE\_USER: Aquarium is present.

20

00:06:39.810 --> 00:06:54.219

TELEPHONE\_USER: The first item is the approval of the minutes of the public meeting of Wednesday, April seventeenth, 2024. Great on the minutes I make a motion to approve the minutes of April 17, seconded by Commissioner Maureen. All those in favor, please say aye opposed. Nay.

21

00:06:54.920 --> 00:06:56.279

TELEPHONE\_USER: Okay, minutes are approved.

22

00:06:57.830 --> 00:07:09.650

TELEPHONE\_USER: Scheduling calendar numbers one through 10. We have resolutions for adoption, scheduling. Wednesday, May fifteenth, 2024. Free public hearing to be held in person in the CPC Hearing Room 120 Broadway, and remotely through the NYC Engage portal.

23

00:07:11.160 --> 00:07:22.460

TELEPHONE\_USER: Great on the resolution I make a motion to approve. Is there a second. Thank you, Mr. Vice Chairman, all those in favor, please say aye opposed. Nay.

24

00:07:23.100 --> 00:07:25.400

TELEPHONE\_USER: Okay, resolution is adopted.

25

00:07:26.590 --> 00:07:29.580

TELEPHONE\_USER: Next part of the calendar is your report. Section on page 6,

26

00:07:29.610 --> 00:07:34.160

TELEPHONE\_USER: Vera. The Bronx Calendar, number 11, new York Public Library, Tremont Branch, CD. 6,

27

00:07:34.180 --> 00:07:57.789

TELEPHONE\_USER: N. 2, 4, 0 300 HIX. In the matter of a communication for the Landmarks Preservation Commission regarding a landmark designation concerning the New York Public Library, Trimont Branch for the adoption of Calendar Number 11 for referral to the City Council check Rodney by



share. Knuckles, Commissioner Benjamin, Commissioner, Commissioner Carl, Commissioner Dwick, Commissioner, Gold.

28

00:07:57.790 --> 00:07:58.490

\*Comm. Gold: Yes.

29

00:07:59.470 --> 00:08:06.219

TELEPHONE\_USER: Commissioner Goodridge, Commissioner Carmani. Yes. Commissioner Medan Commission on Zoom Commissioner Rampershad.

30

00:08:06.220 --> 00:08:06.960

\*Comm. Rampershad: Yes.

31

00:08:09.230 --> 00:08:12.819

TELEPHONE\_USER: A report has been adopted on Calendar number 11 to 4 to the City Council.

32

00:08:13.300 --> 00:08:18.840

TELEPHONE\_USER: Brooklyn Calendar, Numbers 12 and 13, Red Hook Coastal resiliency, CD. 6, calendar, number 12,

33

00:08:18.900 --> 00:08:35.700

TELEPHONE\_USER: c. 2, 4, 0, 0, 3, 5, ZMMK. Calendar, number 13, c. 2, 4, 0 0 3 6 POK. And the matter of applications for City Map Amendment and acquisition for favorable reports on Calendar Numbers 12 and 13. Check. Rodney

34

00:08:35.740 --> 00:08:38.359

TELEPHONE\_USER: sure Knuckles Commission, Benjamin

35

00:08:38.539 --> 00:08:39.130

TELEPHONE\_USER: aye.

36

00:08:40.740 --> 00:08:45.749

TELEPHONE\_USER: Commissioner Sula, Commissioner Karl, Commissioner Dwight, Commissioner, Gold.

37

00:08:45.750 --> 00:08:46.630

\*Comm. Gold: Yes.

38

00:08:47.530 --> 00:09:16.478

TELEPHONE\_USER: Good rich Commissioner, I vote yes, but I wanted to clarify that. I vote yes, to acknowledge the urgency of building

adaptation measures in this part of the city, given the vulnerability of Red Hook and specifically Red hook houses to flooding and storm surge, I also appreciate very much the language that was included in the report, correcting the record based on what we heard in the hearing and what the materials say and also raising additional concerns regarding the need to

39

00:09:17.098 --> 00:09:26.659

TELEPHONE\_USER: expand future research to make sure that we clarify what we know. We don't know in response to the community boards question about what data had been used and so forth.

40

00:09:26.690 --> 00:09:56.080

TELEPHONE\_USER: I I in closing, I just wanna urge the need or recommend that. We address the need to update language in the waterfront revitalization program relating to data required when we address and analyze climate change impacts in New York city communities. This is a case where we're responding to a very specific land. Use a action that is building on 9 or 10 years of work.

41

00:09:56.080 --> 00:10:14.499

TELEPHONE\_USER: Therefore, you know, it's urgent that we act. But I wanna acknowledge that we're also responding to research. That was done almost a decade ago without dated data and without a factoring in everything that has happened, a research and design, a a contributions to this conversation beyond

42

00:10:14.570 --> 00:10:37.122

TELEPHONE\_USER: hard infrastructure. And therefore, I think that we need to be clear on that. And then, just finally, I wanna acknowledge the comments by the Industrial Development Corporation regarding the needs of the industrial businesses. I appreciate how the report acknowledges all the requirements that businesses handling so hazardous substances in within the floodplain are required to do, but also

43

00:10:37.480 --> 00:10:48.410

TELEPHONE\_USER: given the fact, and specifically being given the fact that the barriers leave them out we need additional measures to protect them against additional flooding on coastal and coastal storm search. Thank you.

44

00:10:49.130 --> 00:10:50.550

TELEPHONE\_USER: Sure. Wrappers, head.

45

00:10:50.550 --> 00:10:51.230

\*Comm. Rampershad: Yes.

46

00:10:52.590 --> 00:11:18.330

TELEPHONE\_USER: Favorable reports have been adopted on calendar numbers 12 and 13. Borough of Manhattan Calendar, number 14 times square, major concession, CD. 5, c. 2, 4, 0 0 8 8 Mcm. As a matter of an application for a major concession concerning Times Square. Major concession for a favorable report on Calendar, number 14, Chair, Rodnick Bye, Bye, Shar. Knuckles, Commissioner Benjamin aye, Commissioner Serullo, Commission Commissioner Dwick, Commissioner, Gold.

47

00:11:18.330 --> 00:11:19.130

\*Comm. Gold: Yes.

48

00:11:20.230 --> 00:11:21.369

TELEPHONE\_USER: Commissioner Goodrich.

49

00:11:21.895 --> 00:11:30.399

TELEPHONE\_USER: Yes, I wanted to quickly note I had some concerns about the pedestrianization, and those were answered by.so

50

00:11:31.010 --> 00:11:33.110

TELEPHONE\_USER: wanted to not vote, but I am voting. Yes.

51

00:11:34.620 --> 00:11:41.640

TELEPHONE\_USER: Commissioner Carmani. Yes, Commissioner Madden, Commissioner, studio. Yes, Commissioner Ruttershad.

52

00:11:41.640 --> 00:11:42.420

\*Comm. Rampershad: Yes.

53

00:11:43.630 --> 00:11:51.260

TELEPHONE\_USER: A variable report has been adopted on calendar number 14, Borough of Queens Calendar, number 15 de cast, disposition, size, CD. 11 CD. 11,

54

00:11:51.310 --> 00:12:00.150

TELEPHONE\_USER: c. 2, 4, 0 1 8 9 PP. Q. And the matter of an application for a disposition of city owned properties concerning Dcast disposition. Sites CD. 11,

55

00:12:00.170 --> 00:12:04.020

TELEPHONE\_USER: for a favorable report on Calendar Number 15, Cherry Rodnick, aye.

56

00:12:04.360 --> 00:12:12.560

TELEPHONE\_USER: Vice Chair knuckles, Commissioner Benjamin, aye, Commissioner Seulla, Commissioner Carl, Commissioner Derek, Commissioner, Gold.

57

00:12:12.700 --> 00:12:13.390

\*Comm. Gold: Yes.

58

00:12:14.690 --> 00:12:17.380

TELEPHONE\_USER: Michelle Gertrude. Yeah.

59

00:12:17.910 --> 00:12:22.840

TELEPHONE\_USER: Commissioner Kamani. Yes, Commissioner Marin. Yes. Commissioner of Saudi Arabia, Commissioner Rampishad.

60

00:12:22.840 --> 00:12:23.570

\*Comm. Rampershad: Yes.

61

00:12:24.750 --> 00:12:27.719

TELEPHONE\_USER: If your over report has been adopted on Calendar Number 15.

62

00:12:27.950 --> 00:12:31.040

TELEPHONE\_USER: Next part of the calendar is the public hearing section on page 8.

63

00:12:31.530 --> 00:12:48.059

TELEPHONE\_USER: Great. Thank you very much. And we have one item on the agenda for today. We, when we hear from members of the public, we'll invite them to speak for 3 min and we do have a couple of members of public already signed up on zoom. Madam Secretary, would you like to introduce this item.

64

00:12:48.380 --> 00:13:16.370

TELEPHONE\_USER: Borough Staten Island calendar numbers 1617, 18 and 19. Arthur Kill, Terminal, CD. 3, calendar, number 16, c. 2, 3, 0 2 2 5 RSR. Calendar, number 17, N. 2, 3, 0 2 2 7 ZR. Calendar, number 18 c. 2 3, 0 2 2 8 MLR. Calendar, number 19, N. Or C. 2, 3, 0 2, 3, one Mmr. Public hearing, as a matter of applications for special permit, zoning text amendments, landfill and City Map Amendment concerning Arthur kill terminal notice.

65

00:13:16.370 --> 00:13:34.829

TELEPHONE\_USER: A public hearing is being held by the City Planning Commission. In conjunction with the above, you'll actions to receive comments related to a draft environmental impact statement. This hearing

is being held pursuant to the State Environmental Quality Review Act and the City Environmental quality Review. Great. Thank you, and I will note on behalf of the applicant team we have Josh Ryan Smith.

66

00:13:34.830 --> 00:13:46.729

TELEPHONE\_USER: Shay Thorvaldsen, Abir Sabet, Boone Davis, and Charles Doherty so welcome to all of you, and whenever you are ready you can proceed for 10 min.

67

00:13:48.140 --> 00:13:53.060

TELEPHONE\_USER: Great good morning. My name is Boone Davis. I'm the CEO

68

00:13:53.260 --> 00:13:54.050

TELEPHONE\_USER: 3

69

00:13:54.250 --> 00:13:55.389

TELEPHONE\_USER: being there

70

00:13:55.950 --> 00:14:01.929

TELEPHONE\_USER: my name is Boone Davis. I'm the CEO of Arthur Kill Terminal. I'm here to present on the Arthur Hill, Terminal Project.

71

00:14:03.033 --> 00:14:12.719

TELEPHONE\_USER: Here you can see the the site plan for the facility which will be a purpose built offshore wind staging and assembly port located just south of Outer Bridge Crossing in Staten Island.

72

00:14:13.175 --> 00:14:37.819

TELEPHONE\_USER: This site is the only location in Newark Harbor, within hundreds of miles in Newark Harbor, where you can build a new port facility outside of air draft restrictions which enable the use of all of the types of vessels that are used in offshore wind, farm construction and major maintenance, and that enable the use of methods like assembling wind turbine towers in the port, which saves on the cost and time of installing wind turbines offshore

73

00:14:37.980 --> 00:15:02.950

TELEPHONE\_USER: right now in the Us. Offshore wind industry, there isn't sufficient port capacity to achieve either the States or Federal Government's goals for constructing offshore wind energy, and in the State of New York there's a goal for 9 gigawatts of Austrian wind energy. By 2035. This is a water dependent facility. Here you can see on the left hand side. The Federal navigation channel in green is a dredge basin that would be dredged to provide access for ships to the berth

74

00:15:03.247 --> 00:15:14.839

TELEPHONE\_USER: which would be 1,365 feet long, and able to support the weights and dimensions of some of the largest offshore wind turbine components in the market today and planned in the near future

75

00:15:15.730 --> 00:15:37.410

TELEPHONE\_USER: in the surrounding area, is comprised primarily of retail and commercial facilities. The site itself is zoned M1-1 and M1-3. There's one mixed use nonconforming property across the street, but otherwise, you know, we're south of a bridge south of a gun range and in an area that's compatible with this type of use.

76

00:15:38.285 --> 00:16:04.209

TELEPHONE\_USER: As I said, you know, this is a port for staging an assembly of wind turbines. It's not a wind farm. It involves basically receiving components made elsewhere, putting them together, wiring them, turning them on testing them. Touch up painting that type of thing before they're put on vessels and sent offshore. This port can also support major maintenance, you know, if a blade needs to be replaced, or a gearbox or generator, or things like that, that can all be done.

77

00:16:04.792 --> 00:16:26.210

TELEPHONE\_USER: This will be a privately owned facility. And it'll be operated by our tenants, which will be wind farm developers there wind turbine manufacturers and subcontractors. Primarily, we will have permanent staff on site to oversee the activities at the port and to serve as a constant point of contact with the community.

78

00:16:27.246 --> 00:16:45.590

TELEPHONE\_USER: This is what this looks like in reality. So here on the left, you see the you know, the first utility scale offshore wind Farm being built out of State pier in Connecticut, because New York doesn't have such a facility. And then on the right, you see a similar operation being performed for the Vineyard Wind project in New Bedford, Massachusetts.

79

00:16:46.915 --> 00:17:05.209

TELEPHONE\_USER: In addition to the construction of the port, we'll be building a small tenant office and warehouse building of about 22,000 gross square feet it's an 8,000 square foot warehouse with a cafeteria, and you know, warehouse office on the first floor changing rooms stuff like that. And then on the second floor is office space

80

00:17:05.628 --> 00:17:31.690

TELEPHONE\_USER: this will be a lead gold building with all kinds of energy efficiency features rooftop solar ev charging stations there'll be a bias well to connect. Collect stormwater runoff. It's a really cool project in and of itself in front of the warehouse. Here we will also be

voluntarily widening Arthur kill road in response to concerns of the community around. You know traffic congestion in that area.

81

00:17:32.130 --> 00:17:35.199

TELEPHONE\_USER: and this is in close proximity to the highway. Right there.

82

00:17:35.790 --> 00:17:52.740

TELEPHONE\_USER: in the south east corner of the project site will be renovating an 18 forties home known as the Coal House, into a Visitor center and owner's office. On the top right, you can see, you know, the current condition of the home, which is rather dilapidated, and in the bottom right is the proposed renovation, which will be very extensive.

83

00:17:53.090 --> 00:17:57.030

TELEPHONE\_USER: This area will also include widening of Arthur Hill Road along its frontage.

84

00:17:58.088 --> 00:18:20.009

TELEPHONE\_USER: Here's an example of what the port might look like in operations. There you can see some of the larger jack up wind, turbine installation vessels with 100 meter, tall legs that again can't fit into New York harbor, as well as potentially fully assembled wind turbine towers other components could also be staged here. Foundations, transition pieces large pieces of equipment involved in offshore wind projects.

85

00:18:21.460 --> 00:18:44.140

TELEPHONE\_USER: You know one of the features of the site that we've worked very hard to minimize. The impact of is the lighting system. So here you can see renderings of the light poles as well as their heights. This will be all high, you know. High mass led lights with shielding that's directed, you know, solely onto the footprint of the port facility and is easily dimmed and controlled in response to whatever activities are occurring on site.

86

00:18:44.972 --> 00:18:51.749

TELEPHONE\_USER: Here you can see what those might look like from the streetscape. So again, you know. Not not too noticeable.

87

00:18:53.046 --> 00:19:19.659

TELEPHONE\_USER: We are seeking approvals to be able to perform work as needed over a 24 h window. This is not the type of operation that is, gonna be, you know, humming 24, 7 it really is a sort of stepwise process of taking wind turbines, unloading them, assembling them and putting them back onto vessels. And nighttime operations are really only needed when

there's a ship that is waiting there, and an offshore wind project that needs to receive components.

88

00:19:19.660 --> 00:19:33.039

TELEPHONE\_USER: And you need to sort of get something off and and out into the ocean. The site is also, you know, next to a well lit bridge and distribution center and oil terminal. So it's not expected to result in any substantial impacts.

89

00:19:33.863 --> 00:19:50.289

TELEPHONE\_USER: Wherever there's been, you know, sort of a request, or a point, or something that we could address, that is reasonable and and something that we can do. We've we've said yes to we've really tried to ensure that the project avoids impacts to traffic, which is something this area is particularly sensitive to

90

00:19:50.290 --> 00:20:04.330

TELEPHONE\_USER: all. This large equipment comes and goes by water. So the traffic impacts are really limited to the the workforce that would be arriving in the morning and leaving in the afternoon, and potentially, you know, maybe a second shift that might come later if if evening work is needed

91

00:20:04.350 --> 00:20:19.810

TELEPHONE\_USER: again. As I said. We're widening the road here voluntarily and avoiding the sort of sensitive traffic congestion area at the intersection of Richmond Valley Road and Arthur kill Road. That area next to the coal house would just be used for emergency access and egress.

92

00:20:20.693 --> 00:20:39.239

TELEPHONE\_USER: We're collecting stormwater runoff from neighboring properties. I spoke to the lighting poles. And again, this, this port is really about moving very heavy, very expensive equipment around, turning it on testing it, etc. So there's not a a lot of noise or or other types of nuisances that come with this operation.

93

00:20:40.240 --> 00:21:03.490

TELEPHONE\_USER: This project will result in substantial benefits for the community. Staten Island and New York City as a whole. You know this is a Union project. We've already entered into an mou with the building trades to build this project with Union labor, and during operations this will sustain union, a union workforce. All of these wind farms that will be built out of this facility are subject to pla requirements.

94

00:21:03.490 --> 00:21:16.059



TELEPHONE\_USER: and so, you know the operations the facility will likewise involve, you know, a substantial portion of of union labor. We are prioritizing all of our procurement opportunities in New York City.

95

00:21:16.485 --> 00:21:33.500

TELEPHONE\_USER: working very hard to ensure that the construction and operations of this involve lots of small contractors, Mwbees, Sdvs. etc, and doing a lot to really unlock Staten Islands potential to serve as the workforce hub for the project.

96

00:21:34.767 --> 00:21:41.609

TELEPHONE\_USER: Here, you can see, you know, some estimates of the direct and indirect jobs would be created as a result of construction and operations.

97

00:21:42.102 --> 00:21:48.630

TELEPHONE\_USER: And some of the relationships that we've already established with local educational institutions and organizations around workforce training.

98

00:21:50.060 --> 00:21:57.910

TELEPHONE\_USER: We're working hard to, you know, wrap up our development activities this year. With the goal of constructing starting construction at the end of this year

99

00:21:58.265 --> 00:22:09.770

TELEPHONE\_USER: the construction of the port is expected to take less than 2 years to to build. So we're really aiming to be operational in time for the the emerging, you know. Sort of boom of offshore wind construction activity.

100

00:22:10.330 --> 00:22:15.259

TELEPHONE\_USER: With that I'm gonna hand it over to my colleague, Josh Ryan Smith, to go over some of the land use actions.

101

00:22:17.310 --> 00:22:41.250

TELEPHONE\_USER: Good morning, so, in order to facilitate the construction of this exciting project. A number of land use actions are being requested from the Commission. The first of these would be a city map amendment to eliminate, discontinue, and closed the mapped but unused portion of Richmond Valley Road that's located west of Arthur Kill Road. So this portion is mapped

102

00:22:41.738 --> 00:23:04.160

TELEPHONE\_USER: from Arthur Kil Road to the the bulkhead. The second action would be to for some zoning text amendments. To the special South

Richmond Development district. the first would be to establish goals related to a sustainability, resilience in climate and clean energy objectives.

103

00:23:04.160 --> 00:23:23.379

TELEPHONE\_USER: The second would be to modify the current authorization under 10765, to permit the modification of natural feature regulations for water dependent projects that provide a substantial environmental benefit.

104

00:23:23.390 --> 00:23:51.819

TELEPHONE\_USER: The third would be the authorization under the modified Cr. Section 10765. To allow the removal of trees and topographic modifications that are necessary to create a level, open port facility. Fourth land use action would be an authorization pursuant to section 10768

105

00:23:52.225 --> 00:24:07.224

TELEPHONE\_USER: to allow 124 accessory off street parking spaces. The special district does not permit non residential uses to have accessory group parking facilities. So this is necessary. For this development.

106

00:24:07.630 --> 00:24:29.519

TELEPHONE\_USER: Okay, thank you. Your time's up, but let's you've got a couple of more actions here of notes. One of them is the special permit for the height of greater than 50 feet, and the other is the is landfill right? That is correct in in the special permit is solely for the light poles all other structures on the site comply with the height limitation.

107

00:24:29.520 --> 00:24:50.520

TELEPHONE\_USER: and the landfill action is the fill that's necessary to create the 1,300 foot key. Where vessels can come and and dock for incoming and outgoing services. Okay? Alright. So we have questions from commissioners. But let me. Just I I really wanted to to

108

00:24:50.520 --> 00:25:01.399

TELEPHONE\_USER: probe on one issue the the Wetland issue. You know, there's 28 acres of wetlands that would in be impacted here. And I understand that there's

109

00:25:01.510 --> 00:25:17.489

TELEPHONE\_USER: process underway to develop a mitigation plan. I just wanted to see if you could say a little bit more about that. See what efforts you're making to address that here. Obviously, this is an important environmental initiative in itself. But also there's wetland impact. So if you could address that.

110

00:25:17.540 --> 00:25:45.690

TELEPHONE\_USER: Yeah. You know, we spent several years exploring alternatives for mitigating the unavoidable impacts of the project, namely, the dredging and filling and fill also of the roughly 3 acres of freshwater wetlands. You know these wetlands are are, in in our view, low quality. You know, Fragmides invasive species, and the tidal wetlands that we're talking about are really the, you know, the area underwater as well as the gravel sandy beach.

111

00:25:45.690 --> 00:25:47.929

TELEPHONE\_USER: So there are.

112

00:25:47.930 --> 00:25:59.274

TELEPHONE\_USER: you know, limited places where you can actually mitigate for an 18 acre dredge basin and a 8 acre, you know, filled key area at the ratios that the State and Federal agencies are requiring.

113

00:25:59.590 --> 00:26:24.199

TELEPHONE\_USER: and that necessitated our looking beyond the confines of Staten Island into other parts of New York City, even at the regions of New York State to find areas where you can actually restore tidal marsh at a quantity that would be acceptable for these impacts. And so what we've arrived at for our tidal wetland Restoration project is Black Bank Marsh, in Jamaica Bay Queens, which is a

114

00:26:24.200 --> 00:26:29.689

TELEPHONE\_USER: 35 acre restoration project within a 100 acre marsh, and so

115

00:26:29.690 --> 00:26:51.239

TELEPHONE\_USER: that that effort there is in our view really a tremendous opportunity for ecological restoration one. That is something that is very much welcome to that community, and many is in the environmental community and something that we're happy to do. We have explored, you know, I'd say every single we've we've left no stone unturned in terms of identifying

116

00:26:51.240 --> 00:27:05.180

TELEPHONE\_USER: alternatives many of which are smaller and wouldn't have worked for our project, but are things that you know we help. We hope to help facilitate others to achieve? You know, in in sort of sharing everything that we've learned about mitigation in New York City.

117

00:27:06.310 --> 00:27:09.839

TELEPHONE\_USER: Alright, thank you. Let me move on to Commissioner Dwack.

118

00:27:11.150 --> 00:27:14.740

TELEPHONE\_USER: I think it's a wonderful project. Can you give us some

119

00:27:15.400 --> 00:27:21.300

TELEPHONE\_USER: clarity on where your customers or your clients will be placing these farms.

120

00:27:21.360 --> 00:27:23.539

TELEPHONE\_USER: What proximity to your site?

121

00:27:23.890 --> 00:27:48.059

TELEPHONE\_USER: How can I come to your site in Staten Island versus the ones you showed in Massachusetts or other. Yeah. So that's a great question. Right now, on the east coast of the US. The Federal Government has a goal to build 30 gigawatts by 2030. That that can't be achieved with West Coast projects which are gonna take a lot longer to develop on the east coast. There's definitely more than I'd say, 40 45 gigawatts of projects under development

122

00:27:48.060 --> 00:28:12.059

TELEPHONE\_USER: and and room for many more. So in the New York area, specifically, there's about 20 gigawatts of offshore wind under development between New York and New Jersey, right? So New York has a goal 9 gigawatts. New Jersey has a goal of 11 gigawatts. New Jersey is building a very similar facility on the Delaware River. That's actually further from the New York bite Federal wind energy areas than Arthur Kill Terminal.

123

00:28:12.060 --> 00:28:18.329

TELEPHONE\_USER: and is expected that that port will be fully utilized for the next. You know, 25 years plus

124

00:28:18.390 --> 00:28:35.280

TELEPHONE\_USER: building out that 11 gigawatts. A rule of thumb is that each gigawatts gonna take 2 to 3 years of port utilization exclusively in Massachusetts. Likewise, there are, you know, more than I'd say, 5 to 7 or 8 gigawatts right now under development.

125

00:28:35.626 --> 00:29:01.970

TELEPHONE\_USER: and there are several ports there that could be used to, you know, support these projects, but will be devoted to supporting New England. Based wind energy areas over the next. You know, 1015, 20 years. So it's really critical that for New York to, you know, have, you know, access to this infrastructure that they build additional port capacity to support these projects. Will you prioritize New York? Clients over?

126

00:29:02.110 --> 00:29:22.949

TELEPHONE\_USER: Yeah, I mean, New York projects will will prioritize us as a better way of putting it. But yeah, I mean, most of our our tenants are, are New York focus projects with New York offtake agreements either in hand or projected. And have you taken advantage of any of the oh, do you plan on taking advantage of any of the New York City idea benefits?

127

00:29:23.070 --> 00:29:24.390

TELEPHONE\_USER: Yes, we do.

128

00:29:24.890 --> 00:29:25.760

TELEPHONE\_USER: Thank you.

129

00:29:26.160 --> 00:29:28.850

TELEPHONE\_USER: Thanks, Michelle. Vice Chair Knuckles.

130

00:29:29.838 --> 00:29:33.671

TELEPHONE\_USER: Thank you. I believe in the in the presentation.

131

00:29:34.764 --> 00:29:41.979

TELEPHONE\_USER: You indicated that there would be permanent jobs of approximately 500, 519, or is.

132

00:29:42.070 --> 00:29:43.710

TELEPHONE\_USER: did I recollect that?

133

00:29:43.960 --> 00:29:50.689

TELEPHONE\_USER: Precisely. I think that's probably indirect and induced. So this is an economic impact analysis that

134

00:29:50.870 --> 00:29:56.279

TELEPHONE\_USER: goes beyond just the direct jobs that would be occurring on site and also forecast out the

135

00:29:56.320 --> 00:30:02.239

TELEPHONE\_USER: additional employment that would be sustained regionally by these people, you know, working in this area.

136

00:30:02.460 --> 00:30:06.560

TELEPHONE\_USER: So the direct jobs are a hundred 50. Yeah, roughly.

137

00:30:06.750 --> 00:30:21.490

TELEPHONE\_USER: what type of jobs are they? I'd say. And you know again, it. It depends on the project and the specific work that each project requires to be done. But I would say 80% of the jobs are union trades jobs.

138

00:30:21.966 --> 00:30:48.009

TELEPHONE\_USER: electrical work, you know, operating engineers, Stevie doors, iron workers. I was personally involved in the operation of the first offshore wind staging and assembly port in the United States, in Providence, Rhode Island, for the first Wind Farm, built off of Block Island, and we used almost every Union trade imaginable in the port activities that occurred in connection with that wind farm.

139

00:30:48.527 --> 00:30:58.119

TELEPHONE\_USER: The the 20% would be, you know, management jobs engineers administrative personnel project managers safety managers, that type of thing.

140

00:30:58.970 --> 00:31:02.439

TELEPHONE\_USER: And you will recruit those positions. How

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00:31:02.820 --> 00:31:28.829

TELEPHONE\_USER: so? Again, we are responsible primarily for developing this asset and leasing it out to others. But we are, you know, we're considering you know, working with certain port operators that would be then responsible for you know, some of the workforce stuff that is involved with operating the facility. They're the tenants of the facility. The Wind farm companies.

142

00:31:29.145 --> 00:31:50.939

TELEPHONE\_USER: We'll have, you know, manufacturers of wind turbines that are under contract to build these projects, companies like Ge Siemens, investors, and they will have subcontractors and their personnel also on site. So it's gonna change a lot in terms of, you know, year to year and company to company. But in the aggregate, you know, that's the quantum of jobs and types of jobs that would be generated.

143

00:31:51.320 --> 00:31:58.070

TELEPHONE\_USER: So the entity that is leasing this this site will lease it for how long

144

00:31:58.180 --> 00:32:00.610

TELEPHONE\_USER: the duration a few years at a time.

145

00:32:00.940 --> 00:32:06.579

TELEPHONE\_USER: a few, a few years each. Yes, and and what's a few? Is that to Henry?

146

00:32:06.930 --> 00:32:19.440

TELEPHONE\_USER: Really? Yeah, just 3. Yep, and then the next Wind Farm will come in and lease it for 3 years, and then the next one, and then the next one, until we have all of our wind energy built out over the next several decades.

147

00:32:19.610 --> 00:32:28.430

TELEPHONE\_USER: and then every 25 years these wind farms reach the end of their design life, and are decommissioned, and then recommissioned or repowered and rebuilt.

148

00:32:28.460 --> 00:32:31.120

TELEPHONE\_USER: So it's it's going to be a bit of a boom and bust

149

00:32:31.150 --> 00:32:41.169

TELEPHONE\_USER: cycle over the decades to come, but you know something that again is expected to be fully utilized, for you know the foreseeable future once it's operational.

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00:32:42.330 --> 00:32:43.316

TELEPHONE\_USER: Thank you.

151

00:32:44.220 --> 00:32:48.492

TELEPHONE\_USER: Thank you, Mr. Vice Chairman, Commissioner Rampershad on Zoom.

152

00:32:49.290 --> 00:32:49.890

\*Comm. Rampershad: Oops.

153

00:32:50.960 --> 00:33:07.050

\*Comm. Rampershad: So thank you. Thank you for the presentation. Sorry I had my headphone out. I have 2 quick questions one I get one is in regards to first. I'm start with the trees I noticed from correct. On Monday we saw a slide is like over 1,200 trees that are being displaced or removed.

154

00:33:07.403 --> 00:33:17.800

\*Comm. Rampershad: Can you talk to how they're being replaced, whether you're painting, I guess, into a tree fund or you're replanting, and where would that replanting be? And then I have a question about the operation of the business.

155

00:33:19.757 --> 00:33:43.920

TELEPHONE\_USER: Yeah, so sorry. The their total of 1,204 trees that are being removed from the site in order to create the laydown area. I believe a a number of those are invasive species. We are looking to add a number of trees within the

156

00:33:43.920 --> 00:34:07.419

TELEPHONE\_USER: parking and along the street frontage, and we're maximizing that to the extent possible. But that that is really the extent of the proposed tree restoration on site, just the nature of the port operation, the need for very large open areas to support these very large wind components in terms of storage and then movement.

157

00:34:07.700 --> 00:34:15.560

TELEPHONE\_USER: Really restricts the amount that we're able to do on site. But we're we're looking to maximize. The number of trees to the greatest extent possible.

158

00:34:16.130 --> 00:34:23.460

\*Comm. Rampershad: Thank you. And the next question I have is in regards to the facility. Is there a limitation on how many.

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00:34:23.650 --> 00:34:31.849

\*Comm. Rampershad: when turbines you can hold at this facility. And how does that compare to other facilities like yours, like the one you were saying constructed on the Delaware River.

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00:34:33.968 --> 00:34:51.699

TELEPHONE\_USER: Yeah. I mean, there is a limit, because the the site is limited in size. It's 32 and a half acres that's consistent with several other ports that are similar facilities in in Connecticut and New Jersey. So, for example, the state here in Connecticut is, I think, about 40 acres.

161

00:34:51.699 --> 00:35:09.759

TELEPHONE\_USER: The New Jersey wind ports phase one build out has a 30 acre marshalling parcel next to about a 15 acre manufacturing site. So you know it's it's enough to support one project at a time and to handle, I'd say, between 50 and 20 wind turbines at a time.

162

00:35:10.859 --> 00:35:12.469

TELEPHONE\_USER: So it's enough.

163

00:35:13.730 --> 00:35:14.430

\*Comm. Rampershad: Thank you.



164

00:35:16.410 --> 00:35:18.193

TELEPHONE\_USER: Thank you, Commissioner Commissioner Asorio.

165

00:35:19.585 --> 00:35:34.229

TELEPHONE\_USER: Thank you. Chair thanks so much for the presentation, and I join my my colleagues in highlighting how important this is for the future of the city and the State. We. We require a private sector that is activated in this way

166

00:35:34.230 --> 00:35:50.150

TELEPHONE\_USER: to be able to achieve the goals that have been legislated. And it's not possible if we don't start planning and anticipating this ahead of the market. So I appreciate the everything that you're doing in that regard. My colleagues have asked a bunch of the questions that I have, but I still have a couple. So.

167

00:35:50.320 --> 00:36:14.632

TELEPHONE\_USER: hey, I wanted to ask. Follow up on the your response to a chair regarding the mitigation banking. Are you aware that the city for almost a decade right now has a mitigation banking program through the Edc. And Staten Island, specifically, which, by the way, I've been always very critical of, because destroying a wetland in one neighborhood and replacing it. Another is the, you know, quintessential example of environmental injustice.

168

00:36:15.060 --> 00:36:22.830

TELEPHONE\_USER: So so I'm wondering if you're aware of that. And and if that's part of the assessment that you've done in terms of replacing the weapons in Staten Island.

169

00:36:23.010 --> 00:36:42.500

TELEPHONE\_USER: of course. And we met with Edc very early on about Sawmill Creek. I assume that's what you're referring to. That that site does not have anywhere near the number of credits that we would need, for you know our impact. So doing, a, you know, permity response, a permanently led mitigation project. I I forget what the

170

00:36:42.824 --> 00:37:06.540

TELEPHONE\_USER: term is. There made more sense from our perspective rather than focus on getting like a few credits which can be used by others. So we needed, you know, again, 35 acres of Restoration area, which Song Creek doesn't have. But are you considering? Why not? At least maximizing the type of restoration that you can do locally before. Yeah, I understand. You know, the the environmental impacts are considerable.

171

00:37:06.540 --> 00:37:31.677

TELEPHONE\_USER: and therefore the need to go beyond Staten Island. But I, at the very least, I would suggest, considering maximizing the benefits that you can do locally. And then, you know, using the rest elsewhere, I I believe that you know, we we need we owe that to the communities that are directly impacted? Well, I I guess my response to that is, you know, we are doing a very substantial or proposing to do a very substantial Wetland restoration project on Staten Island

172

00:37:31.960 --> 00:37:39.540

TELEPHONE\_USER: in Mariners Marsh Park, you know. That's an area that requires remediation. It's an disadvantaged community that

173

00:37:39.540 --> 00:37:57.784

TELEPHONE\_USER: is closed to the public. Because of, you know, the need for remediation there. So you know the scope and the challenge that we're undertaking and actually moving that along. You know, I I think, is is significant. And again, you know, Sawmill Creek, you know, the restoration has already occurred. Right? So

174

00:37:58.424 --> 00:38:15.729

TELEPHONE\_USER: you know, those credits are available for smaller projects, typical real estate development projects that might need a credit or half a credit, or, you know, some minuscule amount of mitigation compared to to what we're looking to do. So you know, I I I hear what you're saying. But you know we are.

175

00:38:15.750 --> 00:38:27.539

TELEPHONE\_USER: We're sort of limited by again, what we need to accomplish, and the best course of action for us was to propose that Jamaica Bay Project, and then the Mariners Marsh project.

176

00:38:28.400 --> 00:38:31.179

TELEPHONE\_USER: they think, do I? I think I I

177

00:38:31.250 --> 00:38:40.650

TELEPHONE\_USER: I mean, I understand what you're saying. I I didn't understand what you said when we we are already doing the the mitigation in Staten Island. You mean, we're proposing to.

178

00:38:40.650 --> 00:39:04.199

TELEPHONE\_USER: Okay. If if you can save share additional information on that I would appreciate it. The next question is, I mean you. You already hinted at this, but you know you know the law requires to reinvest 35% of energy efficiency savings across the State and disadvantaged communities. And so I also understand your response to vice in terms of like, what is your responsibility, and what is the responsibility of

179

00:39:04.210 --> 00:39:25.040

TELEPHONE\_USER: your tenant? But but there is a lot that you can require your tenant to do, and and I'm wondering if you've started conversations with local environmental justice groups in terms of identifying where those disadvantaged communities are and what are their priorities, so that you can anticipate a little bit what the applicant decides and actually ask for it.

180

00:39:25.180 --> 00:39:47.540

TELEPHONE\_USER: Yeah, so we've been thinking about this for the past 6 years. You know, our our site is not located in a disadvantaged community, but much of Staten Island is a disadvantaged community, particularly in the north Shore, where there are all of these existing businesses in the maritime services world that are, you know, ideally positioned to to serve the Us. Offshore wind industry.

181

00:39:48.001 --> 00:40:05.079

TELEPHONE\_USER: So our project. You know the way that we sort of approach this is by through our procurement processes, encourage, and, you know, basically force our suppliers to, you know, to subcontract to Mwes and Dac areas

182

00:40:05.397 --> 00:40:20.640

TELEPHONE\_USER: as part of their, you know, build out of the port operationally. I can't speak to how our tenants aim to do the same thing, but they have similar incentives established in their their contracts with the State that encourage them to. Also, you know.

183

00:40:20.640 --> 00:40:38.170

TELEPHONE\_USER: prioritize workforce development and investment in those areas. And so again, by building this port here, which is a train, ride away from the north shore of Staten island and by building it in a way that activates those suppliers and that workforce, you know, we think that that minimum threshold can be achieved.

184

00:40:38.400 --> 00:40:54.339

TELEPHONE\_USER: Thank you. I I I understand your response. And I don't want. I don't mean to undermine the importance of what you've listed in terms of securing local employment and unionized jobs. But the the spirit of that provision in the legislation is to create local wealth.

185

00:40:54.390 --> 00:40:58.829

TELEPHONE\_USER: So there's there's a that's an important component of a much larger

186

00:40:59.329 --> 00:41:21.060

TELEPHONE\_USER: agenda, let's say. And the reason why I'm asking this is because I didn't see any of the organizations that would be required to work with as early as possible to identify what are their priorities and needs cause. That's not to be sort of like left for the tenant to decide or identify. That's that's work that needs to start right now. In other words.

187

00:41:21.390 --> 00:41:51.099

TELEPHONE\_USER: you know, when you look at the legislation, I encourage you to think about sort of like who is already planning for and for identifying these priorities? And and maybe what have are they already establishing as what they want to see out of this. In other words, you know, I I just wanna again underscore the importance of focusing on a creating local employment as a priority. But I encourage you to think about all of the other requirements associated with guaranteeing adjust transition for communities like Staten Island.

188

00:41:51.100 --> 00:41:56.490

TELEPHONE\_USER: which require or or hint at, the need of creating local wealth beyond employment.

189

00:41:57.280 --> 00:41:58.030

TELEPHONE\_USER: So

190

00:41:58.420 --> 00:42:20.440

TELEPHONE\_USER: a also to to to your credit, you know I I'm wondering if, have you been in touch with the EDC team that is, supporting the industry because they have ample resources and have been providing ample training to both property owners and applicants in terms of what a just transition is.

191

00:42:20.440 --> 00:42:43.389

TELEPHONE\_USER: and the difference between some of these reinvestment opportunities. Have they? Have they briefed you on that? Yes, and you know we've supported their waterfront pathways program. You know, given lectures to educate, you know Mwpe leaders on opportunities and offshore wind at our port, you know, out in the ocean. You know we we've been in the option wind industry for about 12 years and

192

00:42:43.390 --> 00:43:10.500

TELEPHONE\_USER: have spent again much of the past 6 years engaging with community members, local organizations in and outside of EJ communities about, you know the potential that option holds making connections between companies and others that can potentially, you know, bring them along and partner in ways that again create wealth and unlock this opportunity. So this is something that is purely important to us and that we're we're very focused on. It's very multifaceted and

193

00:43:10.500 --> 00:43:31.108

TELEPHONE\_USER: and kinda hard to to summarize. But there are many ways that again, we're we're trying to support this effort and the efforts of others like Edc. To to advance this initiative. Thank you. I I I don't mean to take too much more time. But I I just think that you know that you should be intentional in terms of reflecting some of those walls in terms of what the proposals actually listing

194

00:43:31.600 --> 00:43:59.248

TELEPHONE\_USER: to read through the materials, or as I was reading through the materials and and hearing the presentation, I didn't hear you so like specifically and identify. What are the environmental justice communities that you were just referring to? Who are the graduates, organizations that have been leading that work and what are their priorities. That's that's what I mean. I I just have one more specific question, if I may. So the the in terms of the the specific requests I had noted in the when we first

195

00:43:59.960 --> 00:44:18.624

TELEPHONE\_USER: a saw this, that in section 10700, you know, you're you're referring to sort of like creating renewable resources generally. And I was wondering whether you would consider specifically like referencing the the the connection to the offshore wind industry.

196

00:44:19.030 --> 00:44:31.007

TELEPHONE\_USER: And so I'm wondering if that's something that you would consider just because I think, being as intentional as possible in terms of the purpose of you know, these requests, could be

197

00:44:32.708 --> 00:44:56.559

TELEPHONE\_USER: understood? I think, to to a certain extent. We wanted to keep the opportunity to take advantage of this particular authorization. To to be wider than just specifically one industry and have the authorization available to any other type of manufacturing facility

198

00:44:56.640 --> 00:45:20.820

TELEPHONE\_USER: that would meet the requirements of the authorisation in order to meet the authorisation. You still have to demonstrate to the Commission that there is a substantial environmental benefit and wanted the ability. For whether it's some type of solar or other type of industry that would promote environmental benefits, being able to take advantage of the authorisation.

199

00:45:21.120 --> 00:45:45.699

TELEPHONE\_USER: So it it. I understand what you're saying and trying to make it very targeted to just offshore wind. But I think there are other

components of the environmental sustainability industry that may at some point in the future want to take advantage of the ability to construct a facility. And again, it's a it's limited range of uses. It has to be water dependency.

200

00:45:45.700 --> 00:46:09.490

TELEPHONE\_USER: meaning dependent on the water for a lot of incoming and outgoing traffic and then also provide that environmental benefit that that has to be met by the Commission. So it it was intentional to leave it a little bit broader. To accommodate other types of industries that that could meet the findings. Yeah, I'm I'm a little concerned with sort of like

201

00:46:09.490 --> 00:46:38.940

TELEPHONE\_USER: a deviating a little bit. Given the fact that you're presenting a very specific Site plan. And therefore, as you've stated, you know, you have a very strong commitment to this industry in particular, and so given the significant environmental impacts that we are waving, which again, I think you know, in this particular case, may be sort of like addressed with with the gains, with the specific gains that we would get in terms of public benefit toward the 9 Meg megawatt jigawatt contribution here.

202

00:46:39.410 --> 00:46:46.069

TELEPHONE\_USER: A. You know I'm I'm I I encourage you to think maybe, about this more more clearly, because

203

00:46:46.740 --> 00:47:07.689

TELEPHONE\_USER: this is a case where we are considering this because it's a really specific contribution to a larger signal. Having said that I wanted, I have. I wanted to ask one quick thing in terms of the in Section 10768, in terms of the accessory off street parking. Are you? Are you considering any type of permeable surfaces or any other opportunities to offset the environmental impacts?

204

00:47:07.690 --> 00:47:32.179

TELEPHONE\_USER: Yeah, I I just confirmed. But I believe the entire parking lot and all the paved areas are are permeable. Okay, great. Thank you. And in terms of the A. Section 10763. Regarding the light polls. Is there any solar? Or I think I think it, there is a solar component. But you help. Can you help us understand how much energy will be required versus how much energy will be produced on site. Yeah, I'll describe the the solar component of the project, and I'll have to

205

00:47:32.180 --> 00:47:58.629

TELEPHONE\_USER: defer to my colleagues about how much energy that would generate versus demand. But the entire parking lot is going to be adjacent to the accessory warehouse facility, which is a hundred 11

parking spaces, will have solar canopies. In addition, the warehouse building will have solar canopies on it. I don't. Do you know the demand?

206

00:48:00.760 --> 00:48:02.240

TELEPHONE\_USER: 500 megawatt

207

00:48:02.380 --> 00:48:04.050

TELEPHONE\_USER: solar power

208

00:48:05.170 --> 00:48:17.818

TELEPHONE\_USER: program with the battery storage of 500 megawatt? Why don't you come up to the microphone and introduce yourself. And let's get it on the record. Thank you. Sorry about that. Not useless. Shaythorboldson from Tms. We're the project manager for

209

00:48:18.250 --> 00:48:25.830

TELEPHONE\_USER: for AKT. The solar component will be on the coal house and on the warehouse to the tune of 500 megawatts, including

210

00:48:25.850 --> 00:48:35.329

TELEPHONE\_USER: sorry, Watts, not megawatts. Thank you. Including the battery storage there it. The warehouse has a 400 amp panel, and the callhouse has a 200 Amp panel.

211

00:48:35.410 --> 00:48:42.320

TELEPHONE\_USER: So with regards to demand and versus solar, it's about 50% of what the capacity's gonna be for the buildings

212

00:48:42.764 --> 00:49:00.115

TELEPHONE\_USER: to supply the power for the entire site kinda is bringing in a separate feed to supply all the power on the offshore wind side. Are you planning any battery storage on site. Yes, there's a 500 Mega 500 Watt battery storage on site. It's not a best. It's not a battery energy storage system. It's a specific

213

00:49:00.847 --> 00:49:28.512

TELEPHONE\_USER: battery storage only for the localized solar that's gonna be produced on the buildings and not accepting other power from other places. Thank you. Thank you very much, and maybe one last question, which is I know that the this is a point where the industry is still struggling to improve the life cycle of some of the parts. But are are you? Could you? Would you consider including some type of requirement in the lease structure, to encourage, at the very least that the use of recyclable blades.

214

00:49:28.810 --> 00:49:45.100

TELEPHONE\_USER: My understanding is that you know, the life cycle of the place is also very short, and they're actually going to landfill. So I'm wondering if this is also an opportunity to a a centralized sort of like the production or or the use of more sustainable materials.

215

00:49:46.073 --> 00:50:05.210

TELEPHONE\_USER: I think the industry is motivated to head in that direction. You know, we don't have a contractual relationship with the oems, so I don't think it's something that this project can undertake. But again, I do expect that that's something that they're focused on. I mean, this industry is full of people that are committed to sustainability and and those principles. So

216

00:50:05.516 --> 00:50:30.943

TELEPHONE\_USER: but again, I I don't think it's something that we can add to our scope of work. Thank you. I appreciate that. Thank you, Commissioner Commissioner. So first, I I just wanna thank my colleagues for their questions. I I there's really a lot of important information that has been sort of discussed this morning. Just a couple of of things. That I had on my mind, and then just a couple of clarifications from some of the previous questions.

217

00:50:32.030 --> 00:50:39.690

TELEPHONE\_USER: Just wanna discuss the light, the lighting. And I appreciated the outline of the lighting, because while we describe the area.

218

00:50:40.440 --> 00:50:41.450

TELEPHONE\_USER: and

219

00:50:41.760 --> 00:51:03.159

TELEPHONE\_USER: truthfully that it is very much an industrial sort of manufacturing zone. But there's retail and sort of other uses, but not so much residential. There is a huge residential community that is on the other side of out of bridge. And I know that in in your briefing

220

00:51:03.170 --> 00:51:10.230

TELEPHONE\_USER: you indicated that the lights that E night time work was not necessarily going to be. The

221

00:51:10.687 --> 00:51:15.329

TELEPHONE\_USER: was wasn't going to be prevalent. We'll say I, but I'm sure that

222

00:51:16.300 --> 00:51:17.960



TELEPHONE\_USER: is imperfect.

223

00:51:19.200 --> 00:51:28.049

TELEPHONE\_USER: and but you did describe the lighting as being sort of can't remember the word, but reverse sliding almost like it was protective of the

224

00:51:28.850 --> 00:51:42.770

TELEPHONE\_USER: other side is so can you just describe the lighting? Because I know there's a reference to the bridges lit to different kind of lighting. I think the concern is sort of stage spotlighting that might be needed. And what impact

225

00:51:42.880 --> 00:51:47.220

TELEPHONE\_USER: that could potentially have on the residential portions of

226

00:51:47.480 --> 00:51:50.510

TELEPHONE\_USER: the nearby area?

227

00:51:50.870 --> 00:52:17.160

TELEPHONE\_USER: Sure. So one of the first things I told our engineers was that the light poles needed to be below the deck of the bridge, because, in addition to not wanting to have any lighting impacts north of the bridge. I didn't want to have any lighting impacts for people driving on driving on the bridge, so all of the light poles that you see there on the northern I don't know. It's a little faint on this projector, but the 102 foot 72 foot and 58 foot light poles. Those are all below the grade of the bridge.

228

00:52:17.160 --> 00:52:31.760

TELEPHONE\_USER: so they shouldn't even be visible from properties on the other side. Okay, that. Thank you for that. I just I know that was a concern. It came up, but during certification. And and again, I thank you for that explanation. 100 and 50

229

00:52:32.380 --> 00:52:34.070

TELEPHONE\_USER: permanent jobs.

230

00:52:35.980 --> 00:52:43.540

TELEPHONE\_USER: the hours of operation. And and I wanna also appreciate the voluntary widening of Arthur kill road.

231

00:52:46.230 --> 00:52:52.769

TELEPHONE\_USER: How do you expect most of the employees who are working at this facility

232

00:52:52.810 --> 00:52:54.350

TELEPHONE\_USER: to get to work?

233

00:52:55.180 --> 00:53:06.009

TELEPHONE\_USER: Almost a silly question, since generally it will be in their cars. This, this is not an area at all rich in public transit, as you probably know by now.

234

00:53:07.300 --> 00:53:15.660

TELEPHONE\_USER: so what is the expectation in terms of how many people are working in a day in the hours of operation.

235

00:53:16.110 --> 00:53:19.119

TELEPHONE\_USER: so that a hundred 50 people.

236

00:53:19.870 --> 00:53:21.370

TELEPHONE\_USER: likely

237

00:53:21.560 --> 00:53:23.940

TELEPHONE\_USER: each in their own vehicle.

238

00:53:25.710 --> 00:53:33.529

TELEPHONE\_USER: are coming and going, and then the impacts that could have on traffic, even though we know the operation is primarily waterborne.

239

00:53:35.191 --> 00:53:59.949

TELEPHONE\_USER: You raise a good point, and I don't have the answer off the top of my head as to what percentage has been assumed of workers driving by car, I assume it's very high, because again, this is Staten Island. But I know that it didn't warrant a you know, traffic impacts analysis because it's below that threshold, and it is going to be split between 2 areas, right? So there is a a

240

00:53:59.950 --> 00:54:05.790

TELEPHONE\_USER: visitor center which would be, I think, 4 or 5 people, and then the rest in the warehouse.

241

00:54:05.790 --> 00:54:30.519

TELEPHONE\_USER: and I think in terms of just the the nature of the work I mentioned, the 80 20 split the 80% of workers that are. Let's call them

Union trades have different hours, likely, than the 20% you know that are coming in to do office work right? So those folks will come in, maybe a little bit later, but most of them, you know, will be coming in, I think, before rush hour and leaving earlier in the

242

00:54:30.520 --> 00:54:38.399

TELEPHONE\_USER: day, when their shift is technically up, and not all that 150 is going to be, you know. Morning and afternoon, you know. Come and go.

243

00:54:38.400 --> 00:54:41.383

TELEPHONE\_USER: That does include, I think, some additional

244

00:54:41.880 --> 00:54:45.220

TELEPHONE\_USER: you know, evening you know, flex work.

245

00:54:45.522 --> 00:55:09.660

TELEPHONE\_USER: But I have Abir here with me who can correct all of that hi Abir, so that we did the EIS for the project. And actually the EIS is very conservative, and the assumptions that we used, we actually assumed up to 200 employees a day instead of the 150 that is probably going to be more typical. But those 200 are daily employees, and they're split over 2 shifts minimum. So they're not all going to be on site at the same time.

246

00:55:09.660 --> 00:55:21.080

TELEPHONE\_USER: And then the shifts, as Boone mentioned, because shore operations they usually have earlier work hours, that is, that are usually, we analyze a 5:30 to 6:30 Am. And 5:30 to 6:30 PM. Peak hours.

247

00:55:21.140 --> 00:55:33.529

TELEPHONE\_USER: And again, our analysis was very conservative, because it assumed a hundred percent attendance, whereas in reality, people could be out sick or on vacation. So even with this very conservative analysis, we did not

248

00:55:33.710 --> 00:55:47.200

TELEPHONE\_USER: disclose any traffic impacts in the area. We triggered analysis at 3 intersections, which was immediately adjacent to the site, and there were no traffic impacts disclosed. So thank you for that.

249

00:55:47.200 --> 00:56:06.349

TELEPHONE\_USER: What are the shift hours? What? What? Well, again, the shift hours are going to depend on the specific operator who will be leasing the property. But for the EIS analysis purposes we assume the 6. The shifts are 6 to 6 12 h shifts, which is 6 to 6. Yes, that's the shift that was assumed in the EIS.

250

00:56:06.380 --> 00:56:33.986

TELEPHONE\_USER: There could be instances of specific operators doing 3 shifts instead of 2. But by us assuming 2 shifts, it's actually more conservative because it bunches everybody together in 2 shifts instead of 3. If it's with. If it was 3, it would be more spread out over the day understood. I appreciate that. And I'm gonna just use the opportunity, since you talked about the operator to address this next question, which came up in the dialogue that you had with with the vice chair.

251

00:56:36.250 --> 00:56:40.479

TELEPHONE\_USER: and and really was sort of a a lesson of

252

00:56:41.220 --> 00:56:43.310

TELEPHONE\_USER: not really understanding

253

00:56:43.530 --> 00:56:53.080

TELEPHONE\_USER: how this all plays out from this point on. So I I would need some help in just understanding better. This is an application to do the development.

254

00:56:55.010 --> 00:57:02.969

TELEPHONE\_USER: can you? And you talked about getting an operator that would be in there for 2, 3 year leases.

255

00:57:03.770 --> 00:57:09.110

TELEPHONE\_USER: Please help me understand how this process works. You build this thing

256

00:57:09.770 --> 00:57:12.159

TELEPHONE\_USER: and you get attended for 3 years.

257

00:57:13.200 --> 00:57:17.059

TELEPHONE\_USER: Then what happens? You hope to negotiate with that tenant?

258

00:57:17.130 --> 00:57:19.269

TELEPHONE\_USER: Do you continuously

259

00:57:20.100 --> 00:57:22.980

TELEPHONE\_USER: seek new tenants over time?

260

00:57:23.340 --> 00:57:26.930

TELEPHONE\_USER: What happens if no one responds

261

00:57:27.110 --> 00:57:30.429

TELEPHONE\_USER: to the site? How does this work

262

00:57:30.670 --> 00:57:35.610

TELEPHONE\_USER: on a practical level. Once we say, Go build this thing.

263

00:57:35.810 --> 00:57:39.520

TELEPHONE\_USER: And just because I really didn't realize

264

00:57:40.320 --> 00:57:43.170

TELEPHONE\_USER: this piece, which seems

265

00:57:43.190 --> 00:57:45.350

TELEPHONE\_USER: incredibly uncertain to me.

266

00:57:46.180 --> 00:57:52.160

TELEPHONE\_USER: not knowing where technology goes. And all these other issues, especially in and in our State.

267

00:57:52.350 --> 00:58:01.170

TELEPHONE\_USER: You know, we're hearing a lot about delays in funding for these, you know, for what we're building and what we're doing and what impacts that has on

268

00:58:01.410 --> 00:58:06.538

TELEPHONE\_USER: a facility like this. And I would appreciate your take on that as well. So

269

00:58:06.940 --> 00:58:14.670

TELEPHONE\_USER: please explain to me how this works in that every 3 years you're not bidding out this site to a new operator who has to come in.

270

00:58:14.870 --> 00:58:18.610

TELEPHONE\_USER: perhaps not the right terminology. But you. You get the point.

271

00:58:18.700 --> 00:58:30.460

TELEPHONE\_USER: That's a great question. You know this project will be delivered under a public private partnership, meaning that a substantial portion of the investment that's needed to make this project happen is private.

272

00:58:30.460 --> 00:58:52.950

TELEPHONE\_USER: and that investment will not occur if there aren't sufficient leases and commitments in advance of construction to support the borrowing that's needed to build the project understood. So we will have more than just a 3 year. Kind of idea of. You know what the future looks like, but rather more like a 10 year vision in terms of multiple contracts, multiple offshore wind projects.

273

00:58:52.950 --> 00:59:18.689

TELEPHONE\_USER: and in terms of the port operator that might be coming in to sort of serve as the intermediary, and to manage the the Stevie doors and the other unions that will be involved in in working at the facility they could either be, you know, a a subcontractor to those tenants that are coming in here to build their wind farms, or they could be working on our side of the table under a more long term arrangement. That would be 10 or more years.

274

00:59:18.730 --> 00:59:22.700

TELEPHONE\_USER: So it's, you know. Did that answer your question about kind of the

275

00:59:22.720 --> 00:59:32.540

TELEPHONE\_USER: you know how it works and what would be committed to in advance of when we build it. Well, partially. I I understand that the desire and the

276

00:59:33.550 --> 00:59:36.000

TELEPHONE\_USER: what would be necessary

277

00:59:36.730 --> 00:59:42.070

TELEPHONE\_USER: to make this successful, particularly on the private sector side.

278

00:59:42.270 --> 00:59:49.459

TELEPHONE\_USER: You'd need to have some assurances and security in the fact that you have someone who's gonna operate this.

279

00:59:50.240 --> 00:59:56.930

TELEPHONE\_USER: I'm just trying to understand what happens you when this opens, and you, and of course.

280

00:59:57.170 --> 00:59:58.320

TELEPHONE\_USER: assuming

281

00:59:59.050 --> 01:00:14.730

TELEPHONE\_USER: you wouldn't build it if you didn't know you have a tenant that's going to come in and operate at least on day one. Right? That's when the that's when the story begins. Right? You get approval. You build it, but you're building it, knowing we have somebody on the hook to come in here and operate

282

01:00:14.900 --> 01:00:16.489

TELEPHONE\_USER: that lease is.

283

01:00:16.750 --> 01:00:19.770

TELEPHONE\_USER: I think the answer was around 3 years.

284

01:00:20.240 --> 01:00:30.779

TELEPHONE\_USER: I don't understand that I don't understand. Why did it? There's nothing you lease for 3 years except a car something like this in an industry like this. I don't understand. 3 years that.

285

01:00:30.910 --> 01:00:36.089

TELEPHONE\_USER: And if you could fill me in on, if that's a industry standard for this, even though it's a

286

01:00:36.260 --> 01:00:41.599

TELEPHONE\_USER: new industry and an emerging industry, I'd like to understand that. But then it.

287

01:00:42.800 --> 01:00:45.709

TELEPHONE\_USER: you know, 2 years in

288

01:00:46.010 --> 01:00:53.100

TELEPHONE\_USER: you have the last year of your lease, and everyone knows in the last year of your lease. You're thinking about

289

01:00:53.620 --> 01:00:58.550

TELEPHONE\_USER: what happens next. So it seems to be. You're constantly in this

290

01:00:59.450 --> 01:01:02.680

TELEPHONE\_USER: renegotiation period, and

291

01:01:03.800 --> 01:01:07.770

TELEPHONE\_USER: I still don't know if I have the answer, and maybe because it's

292

01:01:08.360 --> 01:01:10.950

TELEPHONE\_USER: you have to live through it to know the answer.

293

01:01:11.460 --> 01:01:14.849

TELEPHONE\_USER: But I I don't know that I have the answer to

294

01:01:15.350 --> 01:01:17.160

TELEPHONE\_USER: in year 3

295

01:01:17.730 --> 01:01:18.790

TELEPHONE\_USER: what

296

01:01:19.460 --> 01:01:21.269

TELEPHONE\_USER: you're doing

297

01:01:22.410 --> 01:01:24.380

TELEPHONE\_USER: about ensuring

298

01:01:24.740 --> 01:01:31.399

TELEPHONE\_USER: that either that lease gets renegotiated for another 3 years, if that's the standard.

299

01:01:32.180 --> 01:01:36.249

TELEPHONE\_USER: or are you seeking another tenant

300

01:01:36.290 --> 01:01:39.510

TELEPHONE\_USER: to come in at the end of that 3 years.

301

01:01:39.780 --> 01:01:41.780

TELEPHONE\_USER: And how is that

302

01:01:42.090 --> 01:01:54.370

TELEPHONE\_USER: guaranteed to the investors and the community that there's a successful result of that process so that this doesn't become all the investors lose their money

303

01:01:54.820 --> 01:01:57.100

TELEPHONE\_USER: got. The public's money is

304

01:01:57.920 --> 01:02:02.500



TELEPHONE\_USER: was wasted, so to speak, and this facility is sitting there

305

01:02:02.890 --> 01:02:16.080

TELEPHONE\_USER: th that is now vacant and empty in for a period of time or forever. I I that's that's where I'm having trouble following the story. I'm partner.

306

01:02:16.310 --> 01:02:29.229

TELEPHONE\_USER: So let me just paint the basic picture. We, we have 2 things that we have to get done right now, we have to get all of the authorizations and permits from the many, many government agencies that are looking at us.

307

01:02:29.260 --> 01:02:38.989

TELEPHONE\_USER: In order to be able to build the facility we also have to pay to build the facility, we have to fund it, and that basically has 3 components to it.

308

01:02:39.050 --> 01:02:42.620

TELEPHONE\_USER: We have to have an equity investor which we have.

309

01:02:42.640 --> 01:02:50.700

TELEPHONE\_USER: We have to have government support which we partially have, and we're seeking the balance of, and that support is in the form of grants.

310

01:02:51.064 --> 01:03:12.175

TELEPHONE\_USER: So we have a grant already from the Merad, the marine administration of the Us. Department of transportation for roughly 50 million dollars. But we need more in order to have enough, and then we have to borrow commercially. So we're gonna have to borrow somewhere, probably in the order of 200 to 225 million dollars to build the facility.

311

01:03:12.620 --> 01:03:34.549

TELEPHONE\_USER: the only way that we're gonna get that borrowing done, and the only way that our equity investor will put up the considerable number of dollars that'll be required from them to build. The facility is if they have assurance before they've funded \$1 that we're not gonna face the negative scenario you were outlining, of sitting there with

312

01:03:34.630 --> 01:03:58.050

TELEPHONE\_USER: twiddling our thumbs, wondering if a tenant's gonna show up we're gonna have to have in hand, not just the first 3 years covered, but probably the first 9 to 12 years covered. So before the spades first

go into the ground before we dredge one bucket full out of the dredge basin. We're gonna have commitments enforceable commitments from tenants

313

01:03:58.170 --> 01:04:09.560

TELEPHONE\_USER: that says this. This facility is going to be used for at least the next 10 years. The other thing that the investor, and that the lenders, and for that matter, the government agencies that are looking at us

314

01:04:09.917 --> 01:04:20.930

TELEPHONE\_USER: are thinking about. Well, okay, great out. 10 years is wonderful. But we're spending a lot of money here. What happens after that? And that's when you have to step back and look at the overall market.

315

01:04:21.000 --> 01:04:31.069

TELEPHONE\_USER: And what we know is is that New Jersey already has a goal of 11 gigawatts of offshore wind energy. New York has a goal today of 9 gigawatts.

316

01:04:31.120 --> 01:04:47.519

TELEPHONE\_USER: The CEO of Nicor announced last week at the National Conference on Offshore wind, that she expects ultimately consisting of what the New York State Climate Council has said that New York's gonna need 20 gigawatts of offshore wind energy

317

01:04:47.690 --> 01:04:54.649

TELEPHONE\_USER: assuming all of that plays out, and it will, despite the current bumps in the road that you've seen recently in the media.

318

01:04:55.310 --> 01:05:02.250

TELEPHONE\_USER: What that means is that this facility is going to have tenants, probably for the next 25 years

319

01:05:02.640 --> 01:05:28.539

TELEPHONE\_USER: to build their facilities to meet those goals. And what Budd alluded to before, which is these wind farms? Have a a good life of probably 25 to 30 years. And then you have to go out and basically replace the turbines. Those turbines are good for about 25 to 30 years. To replace those turbines is gonna require the same kind of port that's involved in originally building them. That's us.

320

01:05:29.010 --> 01:05:42.239

TELEPHONE\_USER: So we foresee, given the demand that there is for offshore wind energy that we're gonna be busy well past my lifetime and

and probably past Boone's lifetime. And he's a heck of a lot younger than I am.

321

01:05:42.777 --> 01:06:05.739

TELEPHONE\_USER: That's simply a question of looking at the overall market demand and knowing that for New York to meet not just its immediate 9 gigawatts, or even that 20 gigawatts for New York to meet its emission reduction goals. It's renewable energy goals overall a big piece of that has to be offshore wind energy, because there is nothing else to put in its place.

322

01:06:05.740 --> 01:06:15.249

TELEPHONE\_USER: There isn't enough land available in New York State to build wind energy on land. It has to occur offshore, and you can only build so much solar.

323

01:06:15.610 --> 01:06:28.040

TELEPHONE\_USER: So it's gonna be offshore wind energy. And that's as true of Massachusetts and Connecticut and New York and Maine, and many, many, many other States and California and and other States along the Gulf, as it is

324

01:06:28.210 --> 01:06:32.459

TELEPHONE\_USER: as it is here. Okay, I I really, I appreciate that. It makes

325

01:06:32.830 --> 01:06:36.830

TELEPHONE\_USER: I understand what you're saying. So if we were to sort of

326

01:06:36.960 --> 01:06:42.215

TELEPHONE\_USER: go in reverse to the question that was posed by the vice chair.

327

01:06:43.660 --> 01:06:46.440

TELEPHONE\_USER: The answer on the

328

01:06:47.040 --> 01:06:51.909

TELEPHONE\_USER: the issue of the tenancy is that

329

01:06:52.040 --> 01:06:58.580

TELEPHONE\_USER: it's expected that tenants would be there for 3 years, but the project

330

01:06:58.840 --> 01:07:00.650

TELEPHONE\_USER: would have commitments

331

01:07:02.080 --> 01:07:07.020

TELEPHONE\_USER: of tenants, whether it's the same one or different ones

332

01:07:07.730 --> 01:07:11.959

TELEPHONE\_USER: for upwards of at least 10 to 12 years.

333

01:07:12.540 --> 01:07:13.810

TELEPHONE\_USER: Precisely

334

01:07:15.060 --> 01:07:24.519

TELEPHONE\_USER: so, then the final question I have is, why are there 3 year leases? Why don't you have a 10 year lease with the tenant? It it it's like a pop up store

335

01:07:24.690 --> 01:07:38.150

TELEPHONE\_USER: with a little longer tenure. Okay? So they're they're leasing us in order to build a project. They don't need us once their project is built, and it's gonna take 2 to 3 years to build their project

336

01:07:38.310 --> 01:08:04.330

TELEPHONE\_USER: once they've built their project. What they need is an operations and maintenance facility on land in order to support their day to day operations. But using us for onm is is a is a waste of our facility. We're far better used for the construction of farms than we are for what's fairly modest work for an on M. We might get used occasionally for onm, if there's a big component that has to be has to be

337

01:08:04.660 --> 01:08:24.400

TELEPHONE\_USER: brought out to see like a a new blade, or maybe a new generator. But behind that the on M's gonna happen out of small ports around New York that are maybe 5 acres or even 4 acres. They don't need to be big, and they didn't don't need to have the kind of weight bearing capacity that we have to have to deal with the large large components.

338

01:08:24.830 --> 01:08:32.280

TELEPHONE\_USER: I understand I appreciate that. Thank you very much. Thank you. Thank you, Commissioner. Let me go to commission.

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01:08:35.094 --> 01:08:42.165

TELEPHONE\_USER: Thanks very much. This is a fascinating project. A number of my colleagues raised issues that were on my mind. So I will

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01:08:43.007 --> 01:09:11.319

TELEPHONE\_USER: just say that I appreciate how this project connects to our city of yes, for economic opportunity and carbon neutrality programs. I also will say that it fits the policy rationals underlying those programs fit neatly with this. If this were to be approved. I have a couple of questions which one is an obvious one. Can you tell us about bridge security and what you're doing to ensure that there are no

341

01:09:11.748 --> 01:09:29.161

TELEPHONE\_USER: issues with any of the vessels that will dock at this facility compromising the bridge security and structure. W. One of the first things we did after we had secured control of this land and put together our development team was to engage with the port authority

342

01:09:29.510 --> 01:09:43.049

TELEPHONE\_USER: for precisely what you're concerned about, and we've now been working very closely with the port authority for several years and have exchanged technical information with them. We've listened to their concerns. We've

343

01:09:43.609 --> 01:09:52.590

TELEPHONE\_USER: the design of the whole northern side of this is exactly meant to do 2 things which is to ensure that there aren't going to be elisions.

344

01:09:52.590 --> 01:10:17.090

TELEPHONE\_USER: the the any vessels colliding with the bridge, and to ensure that our construction and operations aren't gonna have any kind of adverse impact on the bridge, and to the best of my knowledge, based on our most recent communications with Port Authority, they're satisfied that the measures that we've built into the design are going to meet those objectives

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01:10:17.090 --> 01:10:32.749

TELEPHONE\_USER: recently? Issues like that are ever present on our minds, and that's helpful to hear. Can you also discuss some of the storm. Which you'll do in the event of any major storms, and how it could affect what goes on at this facility.

346

01:10:32.940 --> 01:10:51.079

TELEPHONE\_USER: So I'll speak to this. Sure, the majority of the operational area. I think you know 90% maybe wrong. But close to that is permeable. So you know, there's 3 feet of actually, you know, gravel on top of the site. So it's designed to actually handle a hundred year storm event

347

01:10:51.572 --> 01:11:04.837

TELEPHONE\_USER: through the stormwater system that's actually very important to our tenants. That was in all of the design criteria guidance documents we got from the major turbine companies. They want this site to be able to handle a lot of rain so that they can keep going

348

01:11:05.421 --> 01:11:25.820

TELEPHONE\_USER: and then, otherwise, you know, this site will be an important safe harbor for vessels operating in the region many of which building offshore wind farms, you know, have a hundred meter, tall cranes or legs. There's nowhere else they can go in New York harbor in the event of a storm. The third thing I'll say is that the key elevation the wharf is gonna be at 15.2 5 feet.

349

01:11:25.910 --> 01:11:54.559

TELEPHONE\_USER: so it'll be higher than probably every other terminal in Newark Harbor designed to withstand, you know, storm surge like Hurricane Sandy, which you know came through here and and got even, you know, much further up toward Arthur Kill Road. You know that that won't be possible once this port is built here great. And can you talk just a little bit about the traffic that's in the navigable waterway here? I know it's a it's a busy area. How will what happens?

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01:11:54.800 --> 01:11:57.920

TELEPHONE\_USER: Your facility? And with the vessels that will

351

01:11:58.266 --> 01:12:23.143

TELEPHONE\_USER: come in and out, how will that impact. Water traffic. You know, there's different types of vessels that would be used for the different operations here inbound cargo vessels potentially outbound barges potentially outbound winter by installation vessels when they go out. They might have, you know, things hanging off the side of them which will require a little bit more coordination with the Coast Guard through their Vts system

352

01:12:23.480 --> 01:12:34.489

TELEPHONE\_USER: when they're coming in. Shouldn't be a problem this part of Newark Harbor is actually much less traffic than Ambrose Channel which serves, you know, the port of New York and New Jersey, and Elizabeth, and all those places.

353

01:12:34.833 --> 01:12:59.189

TELEPHONE\_USER: So you know, we've done a detailed navigational analysis to consider the effect of this additional marine traffic. And it's really a small percentage increase over what's currently there. And everything will be self powered. No tug boats needed. There will be, I think, tug boats needed by policy or rules of the harbor not because they understood that those rules apply, no matter what. But yeah.

354

01:12:59.190 --> 01:13:10.959

TELEPHONE\_USER: some of these ships will be, you know, 900 million dollar vessels with dynamic position systems that you know, can be 50 miles out in the ocean and not move an inch because of the control systems they have.

355

01:13:11.264 --> 01:13:28.939

TELEPHONE\_USER: Those will still be, you know, piloted by pilots to my understanding when they come in and out of the harbor. And you know tugs will be invariably used, and and you know berthing and giving them in and out. That's a good thing. Thank you, Commissioner. Let me go to Commissioner Gold on Zoom.

356

01:13:30.110 --> 01:13:53.100

\*Comm. Gold: Hi, thank you. Many of my questions have been answered, and 2 or 3 left, though. One is more, you know, operational. I think you mentioned in there getting a 24 hour permit. Can you talk a little bit about that? Just you know. I mean, at the end of the day you get. I think the caveat was given that you know. You wouldn't expect that it would be used often.

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01:13:53.100 --> 01:13:53.585

TELEPHONE\_USER: But

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01:13:54.080 --> 01:14:01.259

\*Comm. Gold: Just speak a little bit more, because you know that I mean that's a that that could be a nuisance.

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01:14:03.331 --> 01:14:19.909

TELEPHONE\_USER: Sure. So you know, just going back to my experience in the Block Island Wind Farm, we had to assemble 5 turbines and load them out, and I think 2. Maybe it was one or 2 of them that required evening work. One of them went to about midnight, the other one, I think only about 10 PM.

360

01:14:20.332 --> 01:14:41.199

TELEPHONE\_USER: So it it's really only in cases where you have turbines that are assembled that you know, with a few more hours of work. You can put on a ship and keep that that operation, that offshore wind project that we're supporting offshore going. I mean, those are 5 billion dollar projects that are being built offshore and every day lost.

361

01:14:41.200 --> 01:14:50.990

TELEPHONE\_USER: you know, waiting for vessels or components to be delivered is is substantial. The day. Rates of these ships are anywhere between, you know, \$200,000-\$600,000 per day.

362

01:14:50.990 --> 01:14:54.860

TELEPHONE\_USER: So the the function of the port otherwise is

363

01:14:54.860 --> 01:15:15.470

TELEPHONE\_USER: mainly gonna be unloading components and again assembling them and loading them out. If if those activities are not on the critical path, it doesn't make sense for the port operator or subcontractors to be paying, you know, double time, overtime wages to workers to, you know. Do this on a 24 hour basis.

364

01:15:15.811 --> 01:15:35.290

TELEPHONE\_USER: The other thing I'd point out is that the the the marine operations, are probably going to be the slower part of this than the the port itself, just based on how close we are and the pace at which offshore wind construction has been occurring with, you know, available vessels in the market today.

365

01:15:35.577 --> 01:15:48.800

TELEPHONE\_USER: You know again. I I I can't tell you exactly. You know how many days a week, evening hour, you know, work could occur. But you know there's a strong incentive to get it done as quickly as possible, and to avoid it wherever possible.

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01:15:50.200 --> 01:15:53.199

\*Comm. Gold: Yeah, I mean, I guess the the balance of the trade off is

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01:15:53.450 --> 01:16:00.450

\*Comm. Gold: that you know every one of these units, you know, is. If if we're saying the 5 billion

368

01:16:00.709 --> 01:16:15.439

\*Comm. Gold: then they're 5 billion. And so every one of them is a priority if you will. So if there are things that need to be done because it's time sensitive, that could be more often than not. So so, you know, like who who effectively on on your end, or on the operator side. Who who makes that decision?

369

01:16:15.520 --> 01:16:22.597

\*Comm. Gold: Right? I mean, if every unit could be priority or could be emergency, so to speak because of the cost of not having it running.

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01:16:23.216 --> 01:16:27.319

\*Comm. Gold: You know. Couldn't this put us in a situation where it happens more often than not.



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01:16:29.632 --> 01:16:43.757

TELEPHONE\_USER: Again. I it's this is not you know my decision to make. I it's been, you know, many years since I worked for an offshore wind developer and looked at the spreadsheets that are involved in coordinating marine logistics for building wind farms out in the ocean.

372

01:16:44.040 --> 01:17:04.370

TELEPHONE\_USER: A lot has changed in terms of vessels and planning and technology that's used to avoid, you know, unnecessary costs and alleviate bottlenecks. But those you know the operational work occurring at the port is is not in our scope. We're just responsible for delivering the port and overseeing. It's it's sort of maintenance and management.

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01:17:06.530 --> 01:17:28.209

\*Comm. Gold: Got it. Okay. And it's something that'd be worth examining just because of, as I said, the new, the nuisance there having grown up not too far from that area. Definitely, you know, sensitive to the the quality of life and the potential. The second question is more holistic, and it sort of feeds on. The discussion that you had with commissioners to rule out

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01:17:28.595 --> 01:17:51.059

\*Comm. Gold: who is also? Well, he's still from out that way. We're not too far, and that is, I just wanted to understand a little bit better. I I guess I thought I understood from the documents that we have, but I guess I'm somewhat confused by the operation. So I just wanna walk through that a little bit.

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01:17:51.060 --> 01:18:12.439

\*Comm. Gold: you know again, to understand the staying power here. So effectively, you sit in the seat of landlord, if you will. Right and then there are subtenants? Is is it one subtenant for 3 years, or is it a number of subtenants? Ha! How does just walk through that a little bit? Because I think the back and forth left. I can at least speak to myself, but some of us confused.

376

01:18:14.335 --> 01:18:18.434

TELEPHONE\_USER: Sure. So so we are, the landlord. That's correct.

377

01:18:19.080 --> 01:18:38.270

TELEPHONE\_USER: the the beneficiary, the the the folks that are benefiting from using this port are the Wind Farm companies? Right? So those are the ones that need such a facility for a 3 year period each to build their project. And there is a long line of wind farm developers that

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01:18:38.270 --> 01:18:47.100

TELEPHONE\_USER: are looking for access to a port like this in New York to build projects again for a very long period of time, as Charles spoke to earlier.

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01:18:47.622 --> 01:19:11.120

TELEPHONE\_USER: They they themselves are are developers, big energy utilities, energy developers. They don't physically have staff that go and build their projects right? So they will enter into anywhere between, you know, 5 and 25 contracts with major suppliers installation contractors, vessels

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01:19:11.630 --> 01:19:26.069

TELEPHONE\_USER: you name it to build their projects, and in that sort of stack of contracts that they'll be entering into are, I guess, a couple that might be relevant to this one is the contract for the wind turbine generators.

381

01:19:26.553 --> 01:19:52.799

TELEPHONE\_USER: Those wind turbine generators for for offshore wind projects are typically made by Ge. Siemens, investors. Those are the 3 big major manufacturers. Those companies are manufacturers. They're not, you know, contractors. They're not really builders, and they're not gonna likely be signatory to the local collective bargaining agreements that will be required under the plas, that these projects will enter into with the trades.

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01:19:52.800 --> 01:19:59.229

TELEPHONE\_USER: So they then are going to subcontract out the work occurring on site to local companies.

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01:19:59.230 --> 01:20:28.550

TELEPHONE\_USER: So local crane companies, local electrical shops, local iron workers you know, you name it right. It'll be those companies that will be, you know, in teams of 5 to 10 to 20 people hired to come in to the Port Handle assemble pre-commission. This equipment loaded back onto vessels and send it out to sea. And the the complexity here that I I spoke to earlier is that on the the sort of port operator side of things.

384

01:20:28.836 --> 01:20:58.100

TELEPHONE\_USER: You know, that could be something that is on our side of the table where we partner with a port operator, and they, you know, have the right to manage the Stevidoring and some of the work that occurs on site on on a long term basis, or that could be something that we leave in the scope of our tenants meaning the wind farm developers. So it's again, there's a couple of different types of of businesses that will be

involved in this. And it's a rather big and complicated stack. But I I hope that clarifies your question.

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01:20:59.799 --> 01:21:05.229

\*Comm. Gold: A little on the margin. So let's let's try it again. So alright. So you're a landlord

386

01:21:05.340 --> 01:21:21.815

\*Comm. Gold: and in there, I mean, are we? We work right? I mean, do we have 5, you know, 4, 4, or 5 different subtenants. Is it one subtenant who's in there until they get their farm done. It's certainly not, you know. I I think what you said is, it's not Gee, Venova. Who's who's

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01:21:22.170 --> 01:21:28.969

\*Comm. Gold: Who's leasing space from you? Right. It would be the the sponsor, if you will, of of the Wind Farm

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01:21:29.570 --> 01:21:30.300

\*Comm. Gold: right.

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01:21:30.300 --> 01:21:35.729

TELEPHONE\_USER: Yes, that that's correct, although it is possible that we would enter into a long term

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01:21:35.790 --> 01:21:52.970

TELEPHONE\_USER: lease agreement with an oem that has contracts with 7 different offshore wind projects, and wants to use Akt for the construction of all of them. I don't think that's likely. I think it's much more likely that we'll be entering into contracts with the actual developers themselves.

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01:21:53.220 --> 01:22:05.050

\*Comm. Gold: Got it so just so from a diversification standpoint, then is it? Do you expect them? I mean, you've you've underwritten this, and maybe you've tenanted it right? Are we at the point of 10 thing yet, or or is that too early?

392

01:22:06.643 --> 01:22:13.770

TELEPHONE\_USER: We've had prospective tenants with short and long term arrangements in the past, and are still kind of working through that.

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01:22:14.340 --> 01:22:19.519

\*Comm. Gold: Got it, so? Would this be one tenant? For 3 years for the whole facility.

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01:22:19.570 --> 01:22:22.260

\*Comm. Gold: Is that what we're saying, or is it several tenants.

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01:22:23.580 --> 01:22:25.280

TELEPHONE\_USER: It would be one at a time.

396

01:22:25.860 --> 01:22:27.417

\*Comm. Gold: It'd be one at a time. Okay.

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01:22:27.740 --> 01:22:39.470

\*Comm. Gold: got it. Okay? So so then, going back to, I think the 3 versus 10 year comment, it's one for 3 years. Their expectation is. It takes them 3 years to get their wind farm up and running.

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01:22:39.630 --> 01:22:47.949

\*Comm. Gold: and behind that, presumably you have pipeline of others right for the next 3 and 3 and 3 is is that how we're thinking about it?

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01:22:48.990 --> 01:22:49.930

TELEPHONE\_USER: That's correct.

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01:22:50.500 --> 01:22:52.924

\*Comm. Gold: Got it. Okay? And then

401

01:22:53.520 --> 01:22:59.279

\*Comm. Gold: you know, sort of broader strokes because it does. It sounds like you've had, you know, the early conversations.

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01:22:59.410 --> 01:23:01.633

\*Comm. Gold: Yes, Stat Staten Island

403

01:23:02.240 --> 01:23:05.919

\*Comm. Gold: has had over the years a number of you know, near misses, if you will.

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01:23:06.010 --> 01:23:25.805

\*Comm. Gold: and I mean this is a it's a terrific project. For the moment, but we're also at a moment where offshore wind, as you alluded to, is having some difficulty, I think one could look as just, you know, doing the quick look could look at Ge's for Nova's order activity just last week, right where they're actually

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01:23:26.130 --> 01:23:50.449

\*Comm. Gold: starting to see the wind side of it move down on equipment orders. And I think that's rippled through the industry. It's not just them right. We can all sort of agree that offshore wind is having a moment or seeing a moment of difficulty with interest, rates and all. So just talk a little bit about confidence in both getting off the ground. And then that sustainability, you know, again getting beyond those 3 years. So I think the worst thing for all

406

01:23:50.600 --> 01:23:56.729

\*Comm. Gold: you guys included, would be having, you know, a facility up running. And you know, after 3 years packing it up.

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01:23:58.510 --> 01:24:07.489

TELEPHONE\_USER: Yeah. You know, I've been studying offshore wind since I was probably 17 or 18 years old, and working in the industry for 12 years.

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01:24:07.852 --> 01:24:22.579

TELEPHONE\_USER: The industry has grown, you know, almost exponentially since I started. And now, as I said, there's more than 40 gigawatts of projects actively under development on the east coast. The Federal Government has a goal of building 110 gigawatts

409

01:24:22.878 --> 01:24:45.289

TELEPHONE\_USER: by 2050, I think New York State, as Charles said earlier, ha! You know, has a law that says we're going to build 9 gigawatts of offshore wind by 2035 each one of those gigawatts is gonna take 2 to 3 years to build. That means, you know, basically, you know, 50 years or so of of port demand. And right now there are no ports that can do this work.

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01:24:45.685 --> 01:25:11.410

TELEPHONE\_USER: You know we understand and and follow very closely the issues that the industry has faced with supply chain with interest, rates with contracts falling apart, and that's not unique to offshore wind. Big infrastructure projects that laid out their plans in 2019 or before. On the on sort of assumptions about the availability of resources and capital and all kinds of things

411

01:25:11.410 --> 01:25:24.630

TELEPHONE\_USER: have. You know they've been delayed. They've they've had to, you know, reset and restart. And you know from our perspective that just means that there's even more pressure on building out supply chain, because supply chain can do 2 things.

412

01:25:24.630 --> 01:25:36.109

TELEPHONE\_USER: It can enable multiple projects to be built in parallel, you know, when there's multiple channels available to projects, and it can also reduce the cost of building these projects.

413

01:25:36.270 --> 01:26:04.150

TELEPHONE\_USER: So by building a port in New York harbor, which is close to every one of these New York bite wind energy areas where 20 gigawatts or more of offshore wind is planned to be built in the next 20 years. Outside of a bridge where these developers can use whatever methods they want, they can use whatever equipment they want. They can preassemble stuff on land. All of those things help alleviate these concerns about both cost and supply chain.

414

01:26:04.180 --> 01:26:23.929

TELEPHONE\_USER: So you know, we and our investors are still confident that you know this project, and the industry that it supports, you know will move forward. It's going to move forward later than all of us had hoped for or planned. But it's still there, and you know, you know, ever more urgently in need of of projects like this to support it.

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01:26:24.680 --> 01:26:32.119

\*Comm. Gold: Got it. Okay? That's it's super helpful. Just one last question. And then I think the number that stuck out at me and

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01:26:32.310 --> 01:26:44.739

\*Comm. Gold: the wind business with G's wind business last week was the wind order. Activity was down 40%. Do we think this is a small enough project in the grand scheme of things that you know. Either we get to market a little later, and things like that

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01:26:45.280 --> 01:26:53.530

\*Comm. Gold: sorted out, or do we? Do we think we're small enough that we're unaffected, or you know what what sort of just gives you the confidence that it'll just follow through.

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01:26:55.500 --> 01:27:01.299

TELEPHONE\_USER: I mean, I I'm not. I I guess I wanna make a distinction between our project and you know Ge's

419

01:27:01.350 --> 01:27:27.649

TELEPHONE\_USER: position relative to its competition in the market, and I don't know if that referred also to the onshore wind business, which is really quite different than offshore wind. But you know we're building again a very flexible space that can support the full range of vessels, the full range of turbine manufacturers and models, for, you know, a diverse array of projects that are planned in different water depths.

420

01:27:27.974 --> 01:27:46.810

TELEPHONE\_USER: You know, off of New York. That could interconnect into New York or New Jersey or other States. We're a very flexible asset. And again, as long as the offshore wind industry continues to be something that exists in this area, this port will be needed. So that's the best I can, I guess. Answer that.

421

01:27:47.310 --> 01:27:53.250

\*Comm. Gold: Got it. Got it? Okay, perfect. Thank you. Thank you for for the insight, and I think I have a better understanding just now. Thanks.

422

01:27:54.630 --> 01:28:03.879

TELEPHONE\_USER: Thank you, Commissioner. Okay, I'm ready to go to second round of questions where I have Commissioners Asoria, Dwex, Roulow and Vice chair. Knuckles. Commissioner Sorio.

423

01:28:04.650 --> 01:28:10.285

TELEPHONE\_USER: Thank you. Chair. Thanks so much for engaging with our questions. I really appreciate it, and I have also found them very useful.

424

01:28:10.560 --> 01:28:20.630

TELEPHONE\_USER: I have 2 quick follow questions. One is to build on Commissioner serves, and Sir Lewis and Vyster knuckles question on the lease structure

425

01:28:21.120 --> 01:28:42.865

TELEPHONE\_USER: a a can you help us understand? What is the how does the lease structure that you've been presenting to us compared to Ecuador's 10 year term for the term and staging and installation activities that they've leased in the South Brooklyn marine terminal, and and maybe sort of like. Understand also what is the difference of what is being proposed there with what you're proposing. There.

426

01:28:43.190 --> 01:28:54.879

TELEPHONE\_USER: You keep referring to this as the only port. And I I I just I'm having trouble understanding. How does this compare to what they have given the difference in the least structure that we've been, you know, discussing today?

427

01:28:56.175 --> 01:29:19.110

TELEPHONE\_USER: So I I guess I wanna just, you know, speak with respect to to Equinor and their project. And again, I don't speak on their behalf. So I'm just going to, you know, offer you my sort of opinion, and our story, as it relates to the development of of their project and South

Brooklyn marine terminal. You know, this project was was conceived in 2,018,

428

01:29:19.463 --> 01:29:30.770

TELEPHONE\_USER: and with a view that offshore wind would be needed in New York, and for offshore wind to be realized cost effectively in New York that a unrestricted port would be needed.

429

01:29:30.770 --> 01:29:59.569

TELEPHONE\_USER: And you know, at that time there was really only one offshore wind project in the New York bite, which is Ecuador's project. The Federal Government was rather late on leasing additional wind energy areas, and so, therefore, New York State needed to take action to facilitate Equinor's project, which was the head of others in the region, and, you know, support port development that could support that project.

430

01:29:59.610 --> 01:30:21.599

TELEPHONE\_USER: The South Brook marine terminal is being very much led by equinor. One developer that's very different than our orientation, which is as a supply Chain Development company building something for all developers now and well into the future. And that's why this aircraft issue is so important. Because, you know, we don't know what vessels

431

01:30:21.600 --> 01:30:50.760

TELEPHONE\_USER: you know a Wind Farm in 15 years might need. We don't know, you know, what what it might look like. So we decided that it would make sense to build something that again can can meet everybody's needs. The South broken marine terminal is as I understand it, has a small fraction of government support. I mean. It's a large amount of money. I think it's around 200 million dollars. Let's say the balance of that facility is being paid for by equinor.

432

01:30:50.870 --> 01:31:14.269

TELEPHONE\_USER: You know it was announced the other day that it's an 861 million dollars contract. It's likely a 900 million dollars or more project overall. That is a huge investment for one Wind Farm to make, and they also have another project called Empire Win, 2, which, if you follow, was recently not able to move forward with a transmission route that it had planned and withdrew its orec contract.

433

01:31:14.717 --> 01:31:39.040

TELEPHONE\_USER: That project is still very real and you know, in need of a new contract, a new plan and equinor having just spent, you know, 700 million dollars or more, or being about to spend that amount of money is likely to wanna make sure that it can squeeze in its second project out of this port while it has made that substantial contribution to developing that asset.



434

01:31:39.070 --> 01:31:55.350

TELEPHONE\_USER: So as a result of that, it's very much unclear to all of these other developers in the industry when and if that port will be available to support their projects. The other thing that I would point out is about the the Air Gap restriction and what they've proposed.

435

01:31:55.691 --> 01:32:15.480

TELEPHONE\_USER: You know, currently there, the the way that wind turbines are being installed for, like the South Fork Wind project and the Vineyard Wind Project is using feeder barges. So if you're familiar with the Jones Act that requires transportation of us. Merchandise between us points on us owned crude and and operated vessels.

436

01:32:15.848 --> 01:32:29.719

TELEPHONE\_USER: The way that they've gotten around the the issue of the lack of Jones at compliant Jack up winter by installation vessels which are 900 million dollars and a whole other topic, for, you know, needing to have contracts to support the financing of

437

01:32:29.830 --> 01:32:51.080

TELEPHONE\_USER: these these, the way that they've been doing it is putting turbines on barges and sending them out into the ocean, where the foreign flag vessel will lift the components from the barges and install them on the foundations offshore. The average rate of installation for those projects is one turbine every 10 days. In Europe and Asia, where they use purpose built vessels. It's one every 3 days.

438

01:32:51.080 --> 01:33:05.210

TELEPHONE\_USER: So with 2,000 wind turbines to be built in the United States, we can't be building them at a clip of one every 10 days, or we're gonna pay way. Too much tens of billions of dollars more on vessels than we probably need to. And this is gonna take decades longer.

439

01:33:05.220 --> 01:33:11.180

TELEPHONE\_USER: So there are right now many companies working on solutions to solving this vessel issue.

440

01:33:11.547 --> 01:33:26.510

TELEPHONE\_USER: Because another factor is that there is a lot of offshore wind development in Europe and Asia as well. And so in a globally competitive market for vessels, us really needs to come up with solutions, and companies are working on that

441

01:33:26.825 --> 01:33:52.699

TELEPHONE\_USER: Equinor has, I guess, supported a a novel vessel design that is a little bit more sophisticated than the Feeder transfer method I

just described, but it hasn't been proven yet. It hasn't been tested and it's it's a new build vessel that they're also gonna be paying for. So it's a very different project and set of circumstances, and you know both of these facilities will be very much needed to meet that 18 gigawatts by 2050 goal.

442

01:33:52.780 --> 01:34:20.749

TELEPHONE\_USER: Thank you. You. You've answered my question, but you've also validated, I think. Why, there's a concern in terms of or or I I guess, a question in terms of you know why such a short lease in terms of you know, clarifying that there's another port. This is not the first one, but the other port is very much sort of like occupied just really quickly. Just to to finish. My point is that you you've clarified? Why.

443

01:34:20.800 --> 01:34:50.069

TELEPHONE\_USER: there's so much the why the Staten Island port is so needed. And and you know, to your credit this is any. This is a really interesting opportunity. We're just sort of like I think I I speak for myself, surprised to hear that when we have a president of a 10 year lease that could be expanded for 6 more years. If I'm not mistaken, you're shooting for a 3 year lease, which which is sounds like okay. And also, if the landlord over there is the city of New York. How can you? We support

444

01:34:50.070 --> 01:34:59.706

TELEPHONE\_USER: sort of like a lease structure, that is, is to your benefit a longer deal. That's that's that's I just wanted to clarify sort of like my response to your to your clarification.

445

01:35:00.000 --> 01:35:13.209

TELEPHONE\_USER: but specifically connect this with the conversation that we were having earlier about not being intentional. Regarding the the requests that you're making in terms of the zoning requirements.

446

01:35:13.845 --> 01:35:17.240

TELEPHONE\_USER: In connection to the industry, specifically.

447

01:35:17.290 --> 01:35:21.890

TELEPHONE\_USER: because in if in 3 years building on your response to Commissioner's rule.

448

01:35:22.410 --> 01:35:24.610

TELEPHONE\_USER: let's say this doesn't work out.

449

01:35:24.680 --> 01:35:28.600

TELEPHONE\_USER: and the soning allows for another type of use

450

01:35:28.670 --> 01:35:32.840

TELEPHONE\_USER: will now be sort of like a A as of right

451

01:35:33.307 --> 01:35:41.660

TELEPHONE\_USER: without the type of environmental impact analysis that we would require to then analyze another proposal. Then I have concerns

452

01:35:41.720 --> 01:35:50.120

TELEPHONE\_USER: about what we're what we're why, we're sort of like, considering such a significant environmental impact. To begin with.

453

01:35:51.520 --> 01:35:56.819

TELEPHONE\_USER: I'm gonna need help on the latter point. But to the first point, about the 10 year lease thing

454

01:35:57.258 --> 01:35:59.251

TELEPHONE\_USER: I I don't think it's

455

01:36:00.370 --> 01:36:13.736

TELEPHONE\_USER: It's really fair to compare the 2 scenarios. If equinore were. And I again, I we're speaking. I'm speaking hypothetically and and in someone else's shoes here. But if if they were

456

01:36:14.747 --> 01:36:21.120

TELEPHONE\_USER: if they were addressing this issue today, I doubt that they would have sought a 10 year lease with a 6 year option.

457

01:36:21.180 --> 01:36:26.379

TELEPHONE\_USER: The time that they entered into that arrangement. They had 4 projects in New York.

458

01:36:26.530 --> 01:36:51.540

TELEPHONE\_USER: They had Empire win one Empire, wind, 2, Beacon one, and then Beacon win 2 behind it. They split up with their partner those assets that they took Empire win one and 2, and Bp. Took Beacon win one and 2, and then they lost a a pathway for developing half of that Empire wind asset. So they're left with an 800 megawatt project and a 900 million dollar port to build.

459

01:36:51.540 --> 01:37:20.959

TELEPHONE\_USER: So I think that the 10 year lease thing is is it's sort of a just a different scenario between that project and ours. We have had 10 year conditional leases entered into with developers whereby they

would use it for a 3 or so year period and dub lease it out to other developers that they know, need the port behind them as sort of a master tenant approach that would enable us to secure the financing we need and enable them to basically get credit for building the port.

460

01:37:21.510 --> 01:37:25.389

TELEPHONE\_USER: just to make sure I understood that. So the the big differences are

461

01:37:25.480 --> 01:37:49.769

TELEPHONE\_USER: to one back. Then the none of the 7 required. Megawatts were hired were contracted, so they had more projects to work with, and 2, I'm I think you. You also hinted to the fact that this is a different financial landscape. Is that right? Yes, what I'm saying is, when, when Ecuador agreed to develop South Brooklyn Marine terminal, they had 4 projects.

462

01:37:49.880 --> 01:37:52.030

TELEPHONE\_USER: say they had 12 years of demand

463

01:37:52.080 --> 01:37:57.799

TELEPHONE\_USER: on the table. Now they have 3. But isn't that Mac? Market growing exponentially, as you said.

464

01:37:58.120 --> 01:38:01.809

TELEPHONE\_USER: isn't the need for ports growing. Yes, it is so.

465

01:38:02.595 --> 01:38:21.530

TELEPHONE\_USER: I'm I'm not sure I understand the point. I I think maybe I'm not understanding what you just said, but I think you said that one of the reasons why they were able to secure that, why the city was able to secure a 10 year, 10 year lease back then with equinor was because Ecronor had 4 projects. And now

466

01:38:21.839 --> 01:38:27.629

TELEPHONE\_USER: it sounds like you're you're suggesting that we don't. But at the same time the market has grown since then.

467

01:38:27.880 --> 01:38:44.599

TELEPHONE\_USER: Yeah, I think I I'm gonna just interject quickly to clarify. I think Equinor had 4 contractual projects to build that was going for equinox New York, and then one that they were equinore. One offshore wind developer

468

01:38:44.770 --> 01:39:08.159

TELEPHONE\_USER: had these 4 projects over 12 years. So a 10 year commitment made sense. There are multiple offshore wind developers that are getting awarded different projects that are going to need access to the site. But they don't have 12 years worth of. Each. One doesn't have 12 years worth of projects that it would make sense for them to build their own port facility.

469

01:39:08.160 --> 01:39:23.730

TELEPHONE\_USER: So we're building the port facility to then be able to contract with all of these other offshore wind developers who can come in use it for the 2 to 3 year period that it's necessary to build their contracted

470

01:39:23.730 --> 01:39:25.650

TELEPHONE\_USER: offshore wind project.

471

01:39:25.650 --> 01:39:31.990

TELEPHONE\_USER: and then have another developer, who we already are in agreement with, to come in and take its place after.

472

01:39:32.450 --> 01:39:44.570

TELEPHONE\_USER: So I think the the difference is, Equinore had those 4 projects lined up, they needed a facility for that length of time. Here we're going to have multiple developers that we're we're going to be our tenants.

473

01:39:45.640 --> 01:40:05.340

TELEPHONE\_USER: I'm not. Does that clarify at all? That's useful? Thank you. It it still sort of like leaves the concern, or or maybe I would then encourage you to go back to sort of like what we were discussing earlier about being super intentional about what is this for specifically not leaving it open to renewable activities, which I think is the language that you're using just to

474

01:40:05.810 --> 01:40:11.700

TELEPHONE\_USER: to do also our part in supporting you in taking, taking, making a longer commitment.

475

01:40:17.154 --> 01:40:37.720

TELEPHONE\_USER: and and again, so sort of to touch on one other comment that you had made about what happens if there isn't somebody we we based. And and again, I think it's been explained in order for us to get construction financing. We're going to have commitments for more than 1, 2, or even 3

476

01:40:37.720 --> 01:40:49.920

TELEPHONE\_USER: projects. Because the the our lending partners are going to need assurances that we have legal commitments to fill out at least 10 or or so years

477

01:40:50.280 --> 01:41:11.240

TELEPHONE\_USER: of of occupancy. But again, this is an authorization. This is an authorization for a particular water dependent use that will have an environment benefit. And if that use isn't being continued, and modifications are needed to facilitate another use

478

01:41:11.250 --> 01:41:23.200

TELEPHONE\_USER: that would have to come back to the Commission, and if they are not meeting the environmental sustainability requirements and findings, then they would not have the the authorization to use the port.

479

01:41:24.052 --> 01:41:31.360

TELEPHONE\_USER: Thank you. That's so very useful. The the concern is that once we cut the trees, and once we destroy the wetland, then they're gone.

480

01:41:33.070 --> 01:41:36.970

TELEPHONE\_USER: Understood. Thank you. Thank you, Commissioner. Let me move on to Commissioner Dwack.

481

01:41:38.004 --> 01:41:47.100

TELEPHONE\_USER: Just a a follow up. So so the the way I understand it now the employees will be changing. You're not the employer of record for these employees.

482

01:41:47.360 --> 01:41:55.460

TELEPHONE\_USER: That's right. So they'll be potentially changing every 3 years with whoever is the manufacturer or your tenant. Yes.

483

01:41:55.810 --> 01:41:59.359

TELEPHONE\_USER: and will you be taking any measures to try and

484

01:42:00.501 --> 01:42:14.100

TELEPHONE\_USER: continue their employment through at the at the with the new tenant? Maybe some workforce training or workforce adaptability. Or, yeah, I mean, I I think it's important when you think about this, to be thinking about this as a

485

01:42:14.770 --> 01:42:28.090

TELEPHONE\_USER: permanent, permanent a construction site, right where, depending on the day, you have a different trade, a different

subcontractor, a different company, basically coming in bringing their team of workers to do something.

486

01:42:28.130 --> 01:42:47.600

TELEPHONE\_USER: Typically those companies will be employed over a multi year period to, you know, handle the electrical wiring or the bolting or the crane activities, or whatever, but at the end of the day, when their contract is up, if it is up after a reasonable amount of time, you know, those people will still have jobs. They'll just be going to some other project.

487

01:42:47.650 --> 01:43:05.089

TELEPHONE\_USER: you know, like a Crane operator that works, you know, on some building, you know. Yeah, they might be laid off for a little bit, but they, if they work for a Crane company that has other business, they'll probably just get moved over to another project. So that's kind of how this works. Just for clarification. I I assume that.

488

01:43:05.510 --> 01:43:23.510

TELEPHONE\_USER: And I'm not extremely familiar with the benefits, but I assume. There's a lot of tax benefits and Federal incentives with the creation of energy through wind. Am I correct? They? Yeah. There are established through the Ira, and those are mainly

489

01:43:23.940 --> 01:43:35.640

TELEPHONE\_USER: you know, beneficial to the wind energy companies, building energy equipment. Right? That was my question. Is, is it contingent to the creation of the energy or the building of the equipment.

490

01:43:35.710 --> 01:43:41.650

TELEPHONE\_USER: It it could be either, I mean, whether it's an investment tax credit or a production tax. And does that require the

491

01:43:42.110 --> 01:43:46.399

TELEPHONE\_USER: creation or the building of the equipment to be done in the United States of America.

492

01:43:47.170 --> 01:44:00.070

TELEPHONE\_USER: There are incentives, I understand, through the Ira that encourage us steel, etc, us steel, and would final assembly, would your facility be considered a final assembly?

493

01:44:00.680 --> 01:44:01.570

TELEPHONE\_USER: No.

494

01:44:02.000 --> 01:44:04.849

TELEPHONE\_USER: would not. And and there's no benefit for that.

495

01:44:05.350 --> 01:44:07.299

TELEPHONE\_USER: I I don't believe so. No

496

01:44:07.640 --> 01:44:08.235

TELEPHONE\_USER: does.

497

01:44:08.860 --> 01:44:12.319

TELEPHONE\_USER: Okay, thank you. Thanks, Commissioner. Commissioner Serula.

498

01:44:15.940 --> 01:44:16.900

TELEPHONE\_USER: Question of

499

01:44:17.640 --> 01:44:19.380

TELEPHONE\_USER: away from the new question.

500

01:44:19.530 --> 01:44:22.899

TELEPHONE\_USER: but which doesn't necessarily have to be

501

01:44:24.067 --> 01:44:29.580

TELEPHONE\_USER: discussed now, but perhaps in a follow up, if you can get it to us.

502

01:44:30.170 --> 01:44:33.539

TELEPHONE\_USER: The reference to the battery storage

503

01:44:34.430 --> 01:44:35.780

TELEPHONE\_USER: function

504

01:44:35.870 --> 01:44:39.659

TELEPHONE\_USER: that will exist on this site.

505

01:44:40.280 --> 01:44:42.379

TELEPHONE\_USER: and the distinction

506

01:44:42.580 --> 01:44:47.179

TELEPHONE\_USER: made between the battery storage function.



507

01:44:47.500 --> 01:44:49.230

TELEPHONE\_USER: and that's

508

01:44:49.900 --> 01:44:51.220

TELEPHONE\_USER: facilities.

509

01:44:52.638 --> 01:44:56.580

TELEPHONE\_USER: I don't know if that's a long answer or a short answer.

510

01:44:57.030 --> 01:45:05.109

TELEPHONE\_USER: but I would. I would like to understand that, as I'm I'm sure you know, in following what's going on on Staten Island. This has become

511

01:45:05.900 --> 01:45:10.010

TELEPHONE\_USER: very important issue with best facilities.

512

01:45:10.060 --> 01:45:20.209

TELEPHONE\_USER: So I'd like to understand what is happening there, and how it is the same, or is distinguished from what a best facility is

513

01:45:20.850 --> 01:45:30.678

TELEPHONE\_USER: sure that Shay Thorold again. So a best facility, if if people aren't familiar, is somewhere between a 5 megawatt to 20 megawatt facility that's specifically installed

514

01:45:31.050 --> 01:45:48.800

TELEPHONE\_USER: as an opportunity to draw power from the grid for con Ed to store it at night at a lower cost, and then have, as an emergency, discharge for the communities. It's the newer version and the more neighborhood focused version of the Peaker plants which, unfortunately, everyone's familiar with and all the EJ. Areas that need to go.

515

01:45:48.940 --> 01:45:54.069

TELEPHONE\_USER: So that this is the first round of the next. Well, what are we gonna do for peakers?

516

01:45:54.520 --> 01:46:00.499

TELEPHONE\_USER: That type of system is not what we're talking about here. We're talking about something that is 10% of that

517

01:46:00.660 --> 01:46:07.349

TELEPHONE\_USER: which is probably equivalent or not, probably, which is equivalent to a residential house

518

01:46:07.410 --> 01:46:08.639

TELEPHONE\_USER: that has

519

01:46:09.120 --> 01:46:11.729

TELEPHONE\_USER: solar power panels on his roof

520

01:46:11.800 --> 01:46:14.500

TELEPHONE\_USER: to the tune of about 4,000 square feet.

521

01:46:14.580 --> 01:46:21.629

TELEPHONE\_USER: The batteries in those sizes, if you look at the new lithium Ion batteries for storage for that are smaller than this column.

522

01:46:21.710 --> 01:46:32.714

TELEPHONE\_USER: They're very small, I mean, you're a a limited footprint, and they are specifically meant for non commercial non industrial use. They are not programmed to to draw from the grid.

523

01:46:33.160 --> 01:46:44.780

TELEPHONE\_USER: Nor is this one here going to be designed to feed back to the grid. The intent here is to generate the power and try to generate as much power as we can on the Arthur kill terminal site

524

01:46:44.930 --> 01:46:53.940

TELEPHONE\_USER: to offset as much carbon footprint on the Arthur Hill terminal site as we physically can without pulling more resources from the grid itself

525

01:46:54.060 --> 01:47:03.170

TELEPHONE\_USER: in terms of the what the FDNY. Would consider the fire load on battery storage systems. This would fall under the levels. That would be residential storage.

526

01:47:04.670 --> 01:47:11.350

TELEPHONE\_USER: Okay, I I appreciate that response. Thank you very much. Thank you. Thank you, Commissioner. Vice.

527

01:47:12.429 --> 01:47:24.240

TELEPHONE\_USER: Thank you. You. You mentioned Equinore. My. My question is, what is the as we speak. What is the closest Wind Farm now in operation, in in proximity to New York City?

528

01:47:25.330 --> 01:47:27.670

TELEPHONE\_USER: Probably the Block Island, Wind Farm.

529

01:47:27.890 --> 01:47:42.410

TELEPHONE\_USER: Block Island. Yeah, that's 3 miles southeast of Block Island. It's, you know, 200 miles away. But there's none off of New Jersey yet. The other turbines that have been installed in New England are further east. And then there's 2 off of Virginia.

530

01:47:42.640 --> 01:47:52.600

TELEPHONE\_USER: Okay, but many more are about to begin construction there, and and and the one off of Block Island. What? What's the name of it again? Alright.

531

01:47:54.740 --> 01:47:57.629

TELEPHONE\_USER: Well, equano is that? Is that the

532

01:47:57.720 --> 01:47:59.512

TELEPHONE\_USER: right name? Equinox?

533

01:48:00.680 --> 01:48:03.110

TELEPHONE\_USER: What have they done because you've mentioned them?

534

01:48:03.650 --> 01:48:08.768

TELEPHONE\_USER: Have they done? They have. Oh, what are they doing? They have. They're building a

535

01:48:09.130 --> 01:48:29.379

TELEPHONE\_USER: 800, and I think 16 Megawatt project that's south of Long Beach and Rockaways east of New Jersey, in between 2 shipping lanes. There they also have a an another site called Empire Wind 2, which is the one that I was speaking to earlier. That needs to get it. Another offtake agreement and transmission cable route for that.

536

01:48:29.696 --> 01:48:48.659

TELEPHONE\_USER: Those are the 2 projects that Equinore now, you know, now has in the Us. They had, partial ownership of 2 others off of Massachusetts, one of which had a plan to run a 200 nautical mile transmission cable through Long Island Sound into queens. That project was also terminated and is now owned by Bp

537

01:48:49.080 --> 01:48:53.829

TELEPHONE\_USER: equinorized 2 projects in the Us. I think several others in in Europe. And

538

01:48:54.030 --> 01:48:55.560

TELEPHONE\_USER: yeah.

539

01:48:57.020 --> 01:48:58.000

TELEPHONE\_USER: thank you.

540

01:48:58.690 --> 01:49:02.050

TELEPHONE\_USER: Okay, thank you very much. Mr. Vice chairman.

541

01:49:03.720 --> 01:49:27.300

TELEPHONE\_USER: looks like that's it for you. Thank you very much. We appreciate your time. It's a very exciting project, and we know it has lots of complexity to it. But we appreciate your time and attention and presence with us today, and we do have a couple of members of the public who are interested in testifying. So I'm gonna excuse you all, and I'm gonna call them up by zooms. But thank you. The first first up is Gabriela Villari Ward.

542

01:49:27.873 --> 01:49:33.536

TELEPHONE\_USER: From the coalition for wetlands and forests, to be followed by Linda Cohen, both by zoom.

543

01:49:33.910 --> 01:49:37.219

TELEPHONE\_USER: So whenever Ms. Velarde Ward is available.

544

01:49:37.770 --> 01:49:38.910

TELEPHONE\_USER: better started.

545

01:49:44.883 --> 01:49:46.270

TELEPHONE\_USER: Bless you.

546

01:49:50.100 --> 01:49:52.385

TELEPHONE\_USER: Gabriella, you should be able to unmute and zoom.

547

01:49:56.840 --> 01:50:00.480

x06 - Gabriella Velardi-Ward: Thank you. Do you hear me already? No.

548

01:50:00.480 --> 01:50:02.040

TELEPHONE\_USER: We can. We can hear you.

549

01:50:02.040 --> 01:50:06.709

x06 - Gabriella Velardi-Ward: Okay now, but I want you to thank the the Commissioners for their excellent questions. Alright.

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01:50:06.730 --> 01:50:07.520

x06 - Gabriella Velardi-Ward: so.

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01:50:11.730 --> 01:50:33.990

x06 - Gabriella Velardi-Ward: I worked with the New York City Department of parks and recreation for 23 years. As an architect. My knowledge of this field includes that of water, dynamics, ecology, design, site, design, sustainability, urban planning, and building structures. I also taught various aspects of architecture at what was then called New York City Technical College. I. And I am the founder and director of the Coalition for Wetlands and Forests.

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01:50:34.050 --> 01:50:52.669

x06 - Gabriella Velardi-Ward: In 2,012 I was the resident engineer and Construction supervisor for the Victory Diner Project, which was a lead project right on the beach of Midland Beach. Before, during and after hurricane, sandy years before, Hurricane Sandy, the wetlands were destroyed, the blueberry bogs were paved over, and in 2,012 the forest on the beach was cut down.

553

01:50:52.670 --> 01:51:15.729

x06 - Gabriella Velardi-Ward: The project start started in April of 2,012. By October of 2,012 most of the trees were gone. Then, in late October of 2,012, a 15 foot storm surge hit and 24 plus people were killed on Staten Island alone. The areas that were hit the worst were Midland Beach and south of that, those areas included the area, the proposed Akt project.

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01:51:15.810 --> 01:51:34.699

x06 - Gabriella Velardi-Ward: I watched as people were removed from their homes and body bags. I could not help but think that if the forest had not been cut down, it would, it would have buffered the storm surge. Not as many people would have died. That experience and things that I saw and learned about how people suffered changed my life

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01:51:34.770 --> 01:51:57.749

x06 - Gabriella Velardi-Ward: because this was so devastating. When I heard that the granophill, fresh, broader wetland and forest, was going to be destroyed for Bj. As a parking lot for 835 cars and a gas station, I started the coalition for Wetlands and forests. I could not allow this devastation to happen again. The granitefield forested. Wetland saved this environmental justice community of black and brown people from flooding. During hurricane Sandy.

556

01:51:57.750 --> 01:52:05.659

x06 - Gabriella Velardi-Ward: The Coalition kept the Wetland as far as from being destroyed for 4 years. During that time I said publicly that if we lose the Wetland we'll be flooded.

557

01:52:05.660 --> 01:52:20.980

x06 - Gabriella Velardi-Ward: I was derided publicly. During the summer of 2,021 the forest was cut down and the spongy wet, so wetland soil was compacted. On September first of 2 2021, Graniteville was flooded for the first time ever, and we had lots of damage.

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01:52:21.360 --> 01:52:29.439

x06 - Gabriella Velardi-Ward: Climate change includes sea level rise, torrential rain, flooding and storm surge, flooding the seas, arising faster than scientists have previously acknowledged

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01:52:29.460 --> 01:52:57.000

x06 - Gabriella Velardi-Ward: the ice, and Greenland was is mostly gone. The permafrost is now exploding. Methane a greenhouse gas more powerful than CO. 2. The ice shells in the Ant Arctic are falling into the ocean in a feedback loop. The more the ice melts the more the oceans rise. What planning are we doing for this eventuality, which is gonna come sooner than we think? There are now close to 350 acres of wetland and forest on the west shore of Staten Island that are being threatened with destruction, including this one.

560

01:52:57.000 --> 01:53:07.280

x06 - Gabriella Velardi-Ward: What will happen to the people, the mobile home community that's near us, the poor and the disenfranchised, the frontline communities. When the west coast of Staten Island get swallowed up by the effects of climate change.

561

01:53:07.410 --> 01:53:18.600

x06 - Gabriella Velardi-Ward: It is the opinion of the coalition for wetlands and forests that mitigation should be on Staten Island at the very least, and at best the mitigation should be close to the area that is losing its protection closely at Tt.

562

01:53:18.870 --> 01:53:24.930

x06 - Gabriella Velardi-Ward: Climate change is real and happening now, and if ignored, it was. It has real consequences. Thank you.

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01:53:28.530 --> 01:53:57.519

TELEPHONE\_USER: Okay, thank you very much. Thank you for taking the time. You have a question from Commissioner. Thanks so much for your testimony.

I really appreciate that. I was wondering if you can comment on opportunities for weapon mitigation, banking, or or wetland mitigation restoration rather, in Staten Island. We just heard from the applicant that you know they've done their due diligence and identifying opportunities. And simply their assessment isn't indicates that there isn't enough. Do you have? What is your position on this.

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01:54:00.350 --> 01:54:03.500

x06 - Gabriella Velardi-Ward: That what isn't enough? I'm I'm not sure I'm not clear on the question.

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01:54:05.420 --> 01:54:11.420

TELEPHONE\_USER: It. Do you have how do you respond to the the

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01:54:11.740 --> 01:54:17.680

TELEPHONE\_USER: discussion that we just had in terms of what the applicant described as a limited opportunity

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01:54:17.770 --> 01:54:39.048

TELEPHONE\_USER: for mitigation, restor for wetlands restoration in Staten Island. They indicated that they've done an assessment to try to identify opportunities that are sufficient to offset the the impact that the project will have on the local wetland, and therefore they're they've identified opportunities elsewhere. In your testimony. You indicate the need to

568

01:54:39.450 --> 01:54:53.790

TELEPHONE\_USER: restore wetlands in Staten Island. And so I'm wondering if if, if you what is your response to that? Have you identified opportunities of of that size that could be considered as part of this mitigation. Opportunity.

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01:54:54.330 --> 01:55:18.170

x06 - Gabriella Velardi-Ward: We are planning to to go there. I live on the North Shore, the Northwest Shore in Granite Bill in the Ej. Community, and we're planning on going there to to look at the site for the terminal at this point, and and on to look at other places in that location, I really believe, and this is my opinion. I really believe that it should not be anywhere else but the area that's losing its wetland for protection. That area suffered greatly.

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01:55:18.170 --> 01:55:28.607

x06 - Gabriella Velardi-Ward: 200 24 people, and plus I I've heard word of more than a hundred people were also killed there and and not counted, but

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01:55:33.000 --> 01:55:33.679  
TELEPHONE\_USER: But you know.

572

01:55:33.680 --> 01:55:39.839  
x06 - Gabriella Velardi-Ward: I believe I believe should be in that area that's going to be destroyed, particularly because that area suffered a lot

573

01:55:40.250 --> 01:55:41.360  
x06 - Gabriella Velardi-Ward: during Sandy.

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01:55:42.510 --> 01:56:04.140  
TELEPHONE\_USER: Thank you, hearing that another quick question. So I was just wondering if as an environmental justice advocate a you mentioned from the north Shore. Have you been approached in this regard? You know, if there's been outreach done to grasslands groups like yours. Advocating for environmental justice priorities.

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01:56:04.410 --> 01:56:05.709  
TELEPHONE\_USER: Part of this process.

576

01:56:09.540 --> 01:56:21.979  
x06 - Gabriella Velardi-Ward: we we did the outreach to a number of the politicians, a number of environmental groups, and and and we have the only mobile home community in the city, right near us, 10 min away by car, not even 10 min

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01:56:22.000 --> 01:56:24.129  
x06 - Gabriella Velardi-Ward: on the other side of the wetland that we lost

578

01:56:24.180 --> 01:56:44.760  
x06 - Gabriella Velardi-Ward: and they're included in everything we do. And they are elderly, disabled, and low income people. We also, as an an Ej community. We are also bombarded by toxins, by the Newark airport, by by the petroleum refineries, and by the Staten Island expressway right there. So I've done a lot of outreach to various kinds of people. Yeah.

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01:56:45.390 --> 01:56:50.919  
TELEPHONE\_USER: You think about you? Have you been approached by this? A applicant in in this regard.

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01:56:50.920 --> 01:56:51.969  
x06 - Gabriella Velardi-Ward: No, I have not.



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01:56:52.830 --> 01:56:58.590

TELEPHONE\_USER: Okay, thank you. Thank you, Commissioner. We're gonna move on to Linda

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01:56:59.030 --> 01:57:00.425

TELEPHONE\_USER: Cohen. Thank you.

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01:57:01.020 --> 01:57:10.179

TELEPHONE\_USER: is the Lari ward. I I will. I will just make 1 one note here, cause I think it's important the distinction between, let's say I've just up

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01:57:10.430 --> 01:57:13.610

TELEPHONE\_USER: parking lot and a

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01:57:13.660 --> 01:57:22.520

TELEPHONE\_USER: plan that would enable sustainable energy production. So for those of us who are concerned about the environment

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01:57:22.720 --> 01:57:25.370

TELEPHONE\_USER: also do need to make space for

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01:57:25.620 --> 01:57:28.920

TELEPHONE\_USER: wind as a renewable energy source. And

588

01:57:29.430 --> 01:57:35.870

TELEPHONE\_USER: that to me is what this proposal is doing. So I just, I see a distinction there between between those

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01:57:36.397 --> 01:57:43.549

TELEPHONE\_USER: you know, impacts on wetlands. Obviously, I'm concerned about wetlands, too. But this is also something which is helping

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01:57:43.710 --> 01:57:46.760

TELEPHONE\_USER: the earth. And we need to enable

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01:57:46.790 --> 01:57:52.589

TELEPHONE\_USER: in order to accomplish those core goals. So okay, just wanted to make that point. Let's go to Linda Cohen.

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01:57:54.190 --> 01:57:55.420

11 - Linda Cohen: Hi! Can you hear me?

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01:57:56.590 --> 01:57:57.529

TELEPHONE\_USER: We can.

594

01:57:57.530 --> 01:58:06.140

11 - Linda Cohen: Great. Okay. Hi, I'm Linda Cohen. I belong to several environmental groups on Staten Island, including the coalition for wetlands and Forest.

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01:58:06.230 --> 01:58:12.209

11 - Linda Cohen: the protectors of pine, oak woods, and natural Resources Protective Protective Association.

596

01:58:12.690 --> 01:58:18.969

11 - Linda Cohen: I believe that the Wetland mitigation must remain totally on Staten Island and not be done in Black

597

01:58:19.150 --> 01:58:21.320

11 - Linda Cohen: Bank Jamaica queens.

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01:58:21.770 --> 01:58:31.260

11 - Linda Cohen: I don't know if any conversations have taken place between the developer and the Staten Island environmental groups that were recommended by the borough President.

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01:58:32.002 --> 01:58:36.460

11 - Linda Cohen: But I do know that some have ideas that they want to share.

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01:58:36.610 --> 01:58:47.250

11 - Linda Cohen: I believe Jack Ballam back from protectors. The Vice President of Protectus is actually on the way there, we thought we would be heard later in the afternoon when we looked at the calendar.

601

01:58:47.663 --> 01:59:06.230

11 - Linda Cohen: But anyway, I I really can't understand why the initial large mitigation site of Arlington Marsh, in the Ej. Area on the north northwest shore of Staten Island was presented initially by the developer, and then later it was changed to Jamaica Bay. In the Deis.

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01:59:06.280 --> 01:59:10.820

11 - Linda Cohen: There have been lots of flooding problems for residents in the Arlington Marsh area.

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01:59:11.190 --> 01:59:19.275

11 - Linda Cohen: I was around to see a a lot of the damage in Graniteville. A lot of the fatalities in

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01:59:20.050 --> 01:59:30.640

11 - Linda Cohen: you know, from the hurricane sand day. I believe that we need our Wetland mitigation to remain here. When Dec. Was asked why most of the mitigation

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01:59:30.900 --> 01:59:43.299

11 - Linda Cohen: is planned to be done in Black Bank, Jamaica Queens. The email response that I received was Black Bank in Jamaica Bay was the only site identified that meant all agencies

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01:59:43.320 --> 01:59:47.440

11 - Linda Cohen: criteria and did not face insurmountable challenges.

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01:59:47.840 --> 01:59:58.279

11 - Linda Cohen: I love Jamaica Bay, and I know many agencies want to save it from the sea level rise. That's such a problem there right now. But the dec guidelines seem odd to me.

608

01:59:58.390 --> 02:00:01.470

11 - Linda Cohen: and I agree with one of my colleagues who wrote.

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02:00:02.040 --> 02:00:11.679

11 - Linda Cohen: I believe that if de C guidelines preclude all of the mitigation from taking place on Staten Island. Then the guidelines are faulty.

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02:00:12.690 --> 02:00:18.190

11 - Linda Cohen: On Monday's review session I heard the Dcp. Planner state

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02:00:18.320 --> 02:00:25.799

11 - Linda Cohen: that the details of this mitigation plan will not be finalized until the project completes

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02:00:26.010 --> 02:00:29.680

11 - Linda Cohen: the requisite Federal permitting processes.

613

02:00:30.090 --> 02:00:36.590

11 - Linda Cohen: So I'm I'm pretty new to understanding Cpc timelines and DC processes

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02:00:37.312 --> 02:00:49.109

11 - Linda Cohen: Deis processes rather. But I wonder when will the requisite federal permitting process be completed, and how does it affect the final Eis.

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02:00:49.200 --> 02:00:54.799

11 - Linda Cohen: and how does it affect the Cpc vote if the mitigation plan is not finalized

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02:00:55.120 --> 02:01:03.500

11 - Linda Cohen: and even if all the Cpc commissioners agree that mitigation should stay on Staten Island and vote in a way to support that idea.

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02:01:03.580 --> 02:01:10.190

11 - Linda Cohen: Are there individuals at State and Federal agencies who can later decide to keep it in Jamaica, anyway?

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02:01:11.280 --> 02:01:25.696

11 - Linda Cohen: Okay. Well, the the bell President heard our concerns. The Community Board heard our concerns, and I hope that you also, you know, hear our concerns, and guarantee that our mitigation will remain on Staten Island for the safety of Staten Island residents. I thank.

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02:01:26.010 --> 02:01:28.240

TELEPHONE\_USER: Thank you. Thanks very much.

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02:01:28.610 --> 02:01:52.760

TELEPHONE\_USER: Thank you. Chair. Thank you very much for your testimony. I'm wondering if you can share with us anything in in writing regarding that alternative proposal that you discuss that either. Your group I I heard, I think I heard, I understood, had proposed in conversations with the Board President, or something that the applicant had considered earlier on in the process. If you couldn't share with us any information about that would be greatly appreciated. Thank you.

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02:01:54.900 --> 02:01:55.740

TELEPHONE\_USER: Great.

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02:01:55.860 --> 02:01:59.010

TELEPHONE\_USER: thank you very much. Thank you, Commissioner.

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02:01:59.100 --> 02:02:18.280

TELEPHONE\_USER: Thank you, Miss Cohen. I'm going to just do a final call here to see if there's any other members of the public wishing to testify on the item of Arthur kill Terminal Calendar 1617, 18 and 19, seeing none, I will close the hearing on that item, and I will ask you, madam Secretary, if there's any additional business before the Commission today.

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02:02:18.420 --> 02:02:27.079

TELEPHONE\_USER: so I'll just know the record is going to remain open through Monday, May thirteenth, at 5 Pm. To receive written comments on the Deis for

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02:02:27.530 --> 02:02:28.530

TELEPHONE\_USER: This item.

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02:02:29.629 --> 02:02:52.289

TELEPHONE\_USER: and then there's no other business before the Commission today, but I do have some public information to share, for those of you who are unable to or did not wish to testify. You can submit written testimony online by selecting this hearing on the upcoming meetings. Page of the Nyc. Engage portal through Dcp's website or by Mel in your comments to City Planning Commission Calendar Information Office, 1, 20, Broadway, 30, first floor, New York, New York, 1 0 2, 7, one

627

02:02:52.656 --> 02:03:03.633

TELEPHONE\_USER: great with appreciation to the applicant team, and also the members of the public who joined us by Zoom today, and of course, to the members of the Commission. We are now adjourned. Thank you.

628

02:03:03.930 --> 02:03:04.650

\*Comm. Rampershad: Thank you.

629

02:03:05.050 --> 02:03:06.510

TELEPHONE\_USER: The time is 12 Pm.