

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 150205 PQX
City Island Water Supply/Drainage Easements
June 23, 2015

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of Environmental Protection (DEP) and the Department of Citywide Administrative Services, pursuant to Section 197-c for the acquisition of easements located at land under the waters of Eastchester Bay in the vicinity of Kilroe Street (Bloc 5636, p/o Lot 100), and both upland and lands under the waters of Eastchester Bay in the vicinity of Minnieford Avenue (Block 5636, p/o Lot 177) to facilitate the construction of water main and outfalls.

BACKGROUND

Approving this application will facilitate the construction of infrastructure improvements deemed necessary by the applicants in order that fresh drinking water to City Island is assured. This application also addresses the installation of storm water outfalls at two locations. These outfalls will allow run-off as prompted by rain to be discharged into Eastchester Bay rather than be combined with sewage water which must be treated at sewage treatment facilities. As such, during a severe rain event the increase of storm water discharge will not overburden the treatment facilities. This will thereby reduce the likelihood that raw sewage is discharged directly into either Long Island Sound or Eastchester Bay. The scope of this project also includes the installation of new storm water sewers, sanitary sewer improvements, wetlands restoration and street reconstruction. The Department of Design and Construction (DDC) will coordinate and conduct the full construction and installation of all planned infrastructure improvements. This project is also being coordinated with the installation of a new City Island Bridge, which is now under construction.

Overall there are two locations where easements are required. These two sites are Kilroe Street, (P/O Block 5636, Lot 100) and Minnieford Avenue P/O Block 5636, Lot 177).

Kilroe Street (P/O Block 5636, Lot 100): This property is bounded by City Island Esplanade to the north and east, which is also mapped as city-owned parkland. Immediately to the south is a restaurant which offers an off-street parking for its diners. It is anticipated that a portion of the parking lot will be used for a staging area for approximately one year. Following the completion of construction the parking facility will be entirely reconstructed. City Island Avenue ranges in width from 80-115 feet, accommodating two-way traffic.

The proposed easement includes underwater property commencing at the westerly mapped street line of City Island Avenue, extending out into Eastchester Bay, 350-feet long and 326 feet wide. This easement includes 57,100 square feet of underwater and at grade property of Lot 100. The easement will remain in effect in-perpetuity.

To be installed at this location is both a below-grade water main for the provision of fresh drinking water, and a separate 24-inch storm water outfall main which is to be constructed at-grade. The proposed easement and scope of work associated with this project also includes:

- The remediation and planting of tidal wetland property under private ownership which approximates 5,000 square feet, taking approximately two months to complete; and
- The permanent protection of a drainage right-of-way from the end of the outfall into Eastchester Bay;
- This project will have no visual impact on Eastchester Bay
- The project will NOT interfere with a ceremonial tree known as “The Brotherhood Tree.”

The anticipated cost for work associated with the Kilroe Street location is \$15 million.

Minnieford Avenue (P/O Block 5636, Lot 177): This property is bounded by a maritime storage and warehouse to the south and to the east property on which are situated one-family homes. Minnieford Avenue approximates 50 feet in width and offers a two-way traffic venue. The site is zoned C3.

The proposed in-perpetuity easement will be 35 feet wide by 300 feet long. It will extend from the uplands of Lot 177 into Eastchester Bay. To be installed will be a 48-inch by 24-inch below grade storm sewer outfall, below grade through a parking lot from Minnieford Avenue to the bulkhead. The construction impacts associated with this project will be limited to approximately six months. All pending construction will be coordinated by DDC and the private owner of Lot 177. As the easement this application will facilitate will not permit any construction on the specific area as so mapped, its current use as a parking lot will be permitted to continue. The Department of Environmental Protection (DEP) will continue to maintain this area. The anticipated cost for this project is \$2.25 million.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on March 16, 2015.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #10 held a public hearing on this application on May 14, 2015. A unanimous vote recommending approval of this application was 16 in favor, zero against, and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on this application on June 12, 2015. Representatives of the applicant were present and spoke in favor of this application. No other members of the public were in attendance and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Approving this application is both timely and necessary. I am pleased to note that as the new City Island Bridge is under construction, the Department of Environmental Protection is coordinating the installation of new fresh drinking water mains and storm water outfalls infrastructure that will serve City Island. Consequently, once both the bridge and these new DEP projects are complete, City Island will boast a modern array of infrastructure services that will last well into the future. I also look forward to seeing the privately owned wetland property located on Eastchester Bay at Kilroe Street entirely cleaned and replanted. Perhaps by so doing this area once made pristine will remain so.

I recommend approval of this application.