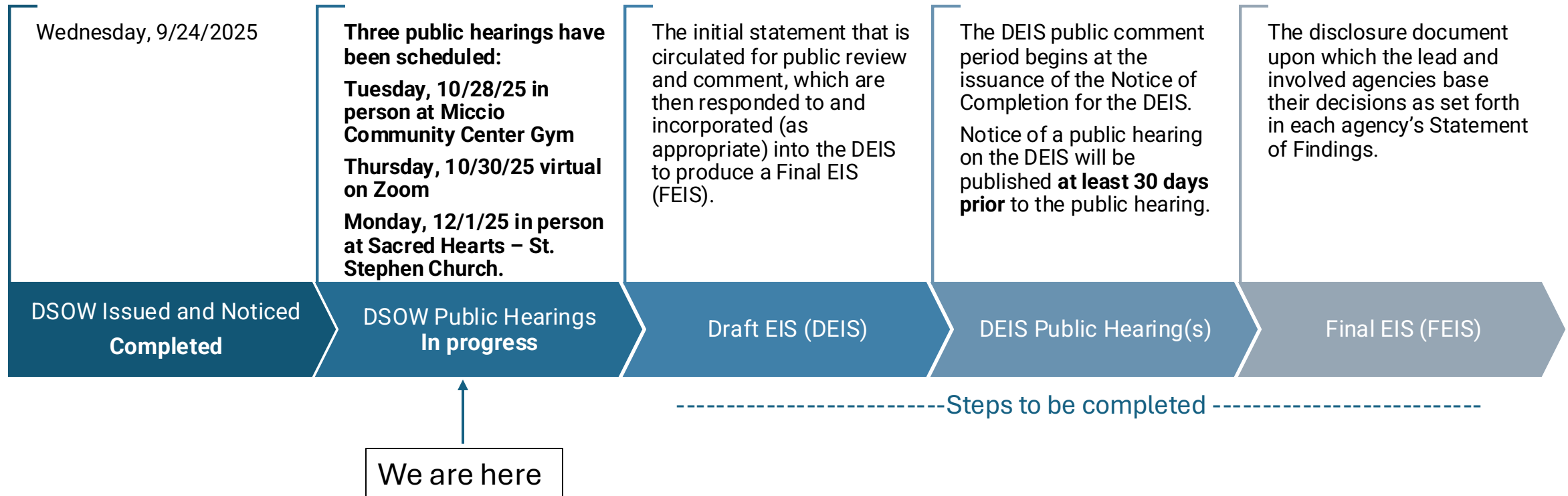


Environmental Review

Brooklyn Marine Terminal Advisory Task Force Meeting #1

CEQR/SEQRA Environmental Review Process

We are at the beginning of the environmental review process. The Office of the Deputy Mayor for Economic Development, Housing and Workforce (acting through the Mayor's Office of Environmental Coordination (MOEC)) is lead agency.



The Draft Scope of Work is a crucial part of environmental review

- The Draft Scope of Work defines the project for analysis purposes– it translates the *BMT Vision Plan* into a “Reasonable Worst Case Development Scenario” or precise program to study through environmental review.
- The scoping process ensures that the environmental review is focused on the most relevant and significant issues.
- It ensures that the public has a voice early in the environmental review process.
- The Mayor’s Office will address every single comment made during the scoping hearing and public comment period in the Final Scope of Work (FSOW).
- After scoping, the next targeted milestone is DEIS release in the Spring and adoption of the GPP by ESD.

Draft Scope of Work contents

- The DSOW outlines the:
 - Proposed project (i.e., the *BMT Vision Plan*)
 - Specific agency actions and roles to effectuate the project (i.e. GPP tool to approve the port swap, City funding of improvements, etc.)
 - Types of environmental impacts that will be studied in the Environmental Impact Statement (EIS) (i.e., traffic and transportation analysis, shadows, noise, air quality, etc.)
 - Methodologies for those studies (e.g., traffic analysis, air quality modeling using standard city procedures)
 - Alternatives to the proposed project that may be studied (like an expanded port alternative based on the RFEI response and BMTDC decision to proceed)
- The DSOW is available for public review and comment on [EDC's website](#) and the City's [CEQRAccess website](#) (search CEQR # 25DME018K).

What will the environmental review analyze?

The EIS will be performed pursuant to the *NYC CEQR Technical Manual*. The EIS will compare the future with the project (the “With Action” scenario) to the future build year without the project (the “No Action” Scenario) and analyze the following technical areas:

1. Land Use, Zoning, and Public Policy
2. Socioeconomic Conditions
3. Community Facilities and Services
4. Open Space
5. Shadows
6. Historic and Cultural Resources
7. Urban Design and Visual Resources
8. Hazardous Materials
9. Water and Sewer Infrastructure
10. Solid Waste and Sanitation Services
11. Energy
12. Transportation
13. Air Quality
14. GHG Emissions and Climate Change
15. Noise
16. Public Health
17. Neighborhood Character
18. Construction
19. Effects on Disadvantaged Communities

The “Build Year” is targeted to be 2038 based on precedent project CEQR reviews of similar scale and complexity.

The EIS will also examine Mitigation Measures, as necessary, and Alternatives to be developed in coordination with EDC and the lead agency. A port alternative will be included as one Alternative.

There will also be summary chapters including Unavoidable Adverse Impacts, Growth-Inducing Effects, and Irreversible and Irretrievable Commitment of Resources.

What is the CEQR Technical Manual?

MOEC website

The screenshot shows the NYC Office of Environmental Coordination (OEC) website. The main navigation bar includes 'About', 'Environmental Review', and 'NYC Capital Green Building'. A secondary navigation bar features 'Recent Reviews', 'Event Calendar', 'CEQR Access', and 'CEQR Resources'. The left sidebar lists 'CEQR Basics', 'CEQR Glossary', 'CEQR FAQs', 'Technical Manual', 'Forms & Templates', 'CEQR Laws & Regulations', and 'Proposed New Mayor's Office Rule'. The main content area is titled '2021 Technical Manual' and includes a description of the manual's purpose, an applicability note, and a download link for the December 2021 Edition (34 MB). Below this, there are links for 'Introductory Materials' including 'Cover', 'Acknowledgments', 'Foreword', 'Table of Contents', 'Introduction', and 'What's Changed'.

Sample CTM chapter – “Water and Sewer” Analysis

WATER AND SEWER INFRASTRUCTURE

CHAPTER 13

In December 2021, the City proposed a unified stormwater rule consisting of amendments to Chapters 19.1 and 31 of Title 15 of the Rules of the City of New York. The unified stormwater rule would result in a reduction in combined sewer overflows and flooding, increase green space, establish greater consistency across stormwater programs, and provide more flexibility in design options, resulting in improvements to water quality. The proposed rule is currently undergoing public review pursuant to the City Administrative Procedure Act. After the final Unified Stormwater rule is adopted, the guidance in this chapter will be updated as appropriate. To review the proposed rule and learn more about its current and future applicability, please see: <https://www1.nyc.gov/site/dep/water/unified-stormwater-rule.page>

Infrastructure comprises the physical systems that support populations and include structures such as water mains and sewers, bridges and tunnels, roadways, and electrical substations. Because these are static structures, they have defined capacities that may be affected by growth in a particular area. This chapter addresses how projects may affect the City's water and sewer infrastructure; other types of infrastructure are addressed in other Manual chapters.

The purpose of this chapter is to assess whether projects undergoing review may adversely affect the City's water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant. Potential mitigation strategies and alternatives are also presented in this chapter for use when significant adverse impacts are identified.

New York City's water and sewer network is fundamental to the operation, health, safety, and quality of life of the City and its surrounding environment, and it must be sized to fit the users and surface conditions in order to function adequately. Ensuring these systems have adequate capacity to accommodate land use or density changes and new development is critical to avoid environmental and health problems such as sewer back-ups, street flooding, or pressure reductions. To avoid these problems, areas of the City that lack sufficient water or sewer capacity need infrastructure improvements. In addition, many regulations have been imposed on the City since the system was designed (including multiple Consent Orders by the State regulating the discharge of pollutants to ensure compliance with the Federal Clean Water Act) that pose new challenges for meeting water quality and combined sewer overflow (CSO) standards.

Next Steps: Public Engagement in Scoping

Public Scoping Hearings

Tuesday, October 28

- In person
- 6:00pm-9:30pm
- Miccio Community Center in Red Hook
- (Register here: [Brooklyn Marine Terminal Project In-Person Scoping Hearing Tickets, Tue, Oct 28, 2025 at 6:00 PM | Eventbrite](#))*

Thursday, October 30

- Virtually
- 4:00pm starting time
- Hosted on Zoom
- (Register here: [Meeting Registration - Zoom](#))*

Monday, December 1

- In person
- 6:00pm-9:30pm
- Sacred Hearts - St. Stephen Church
- (Registration link forthcoming)*

Spanish, Cantonese and Mandarin translation services will be offered for all hearings. If there is a need for a reasonable accommodation such as a sign language interpreter or foreign language assistance in order to participate in the meeting, requests should be shared with MOEC 10 days before.

Written Comments

The public comment period is open through December 11th. Written comments can be submitted to Emily Spokowski at MOEC(espokowski@moec.nyc.gov)