Environment, Open Space, & Parks Committee  
Thursday, September 14, 2017, 6:00 p.m.  
Board Office

***MINUTES***

Present: Frances Mastrota (Committee Chair), Russel Shuler, David Giordano, Tabatha Lozano, Jeffrey Monteiro, Nilsa Orama, Ryan Sheffield and Thomas Herrera (Asst. District Manager).

Excused: Marie Winfield

Absent: None

Guests: Christopher DuMont (Mandjet, LLC.), Mohammad Latif (NY Power Authority), Richard Lopez (Gannett Flemming), J Fiteni, K.T. Garnes (NYC Parks Dept.), M. Berry (NYC Parks Dept.), R. Keith (Chenchita’s), Evelyn Rodriguez, Jorge Rodriguez, Connie Lee (Marcus Garvey Park Alliance), Christina Bueno, Eric Peterson (NYC Parks Dept.), Mia Hernandez (Tom’s Dog Run)

1. Call to Order - Adoption of the Agenda

2. Announcements
   a. Committee Chair, Frances Mastrota, spoke on the upcoming public hearing and vote on the Fiscal Year 2019 Statement of District Needs and Budget Requests the Full Board meeting on October 17, 2017
   b. Connie Lee, Marcus Garvey Park Alliance spoke on informational purposes about the park adding a sculpture by a local artist, Jorge Rodriguez, and the creation of a mural covering the whole basketball court at White Park

3. Presentations & Discussions
   a. Discussion on the past FY 2018 budget and its contents. Committee chair called for the committee to revisit and make suggestions for Fiscal Year 2019
   b. Folks from the Dept. of Environmental Protection (DEP), the NY Power authority and the architectural firm Gannet Flemming were present to give a presentation on the Ward Island Wastewater Treatment Plan Low Pressure Steam Heating
System Upgrade. Rich Lopez, of Gannett Flemming, and Humberto Galarza, of DEP presented a power point which was presented to the Executive Committee in June. They are seeking a letter of support. After deliberations and questions about waste removal and asbestos, the committee voted to write a letter of support for the waste treatment plant rehabilitation. Motion was made by Tabatha Lozano and seconded by Russell Shuler.

4. Informational Updates
   a. Follow-up on American with Disabilities Act (ADA) civil rights law and Green Thumb and Rules Regulations and License agreements

5. Continuing Business

6. New Business
   a. 22,000 sq. Feet to become available for temporary use at the site the MTA used for 2nd Avenue train line construction on Second Avenue between 96th and 97th Streets. The developer wants the community to use it for one year. For next meeting, committee will continue to have conversations on its use
   b. Committee will work with volunteer Christopher DuMont to research Flood Mitigation solution in CB 11
   c. A motion made by Russell Shuler and seconded by David Giordano was passed to produce a letter urging Governor Cuomo from the Environment, Open Space and Parks Committee in opposition to two bills: S. 6721 and A. 8419, the contents which state that the Marx Brothers Playground will not be given back to the City of New York as a result of alienation. The letter is intended to be a part of a collective letter sent from the Community Board as a whole.

7. Adjournment

   Motion to adjourn was made by Russel Shuler and seconded by David Giordano, unanimously approved

Minutes submitted and prepared by Frances Mastrota and Thomas Herrera
EAST HARLEM AT PLAY: A MURAL IN WHITE PARK
Giannina Gutierrez, Ralph Serrano and Jeremy Vega
ATLAS OF THE THIRD MILLENIUM: A SCULPTURE IN MARCUS GARVEY PARK
Jorge Luis Rodriguez
Wards Island Wastewater Treatment Plant
Low Pressure Steam Heating System Upgrade

Wards Island Wastewater Treatment Plant

Community Board 11 Presentation
Name of Project:
Wards Island Wastewater Treatment Plant
Low Pressure Steam Heating System Upgrade
(Contract WI-285A)

Date of Submission:
May. 2017

The Site: Site Context Map
Name of Project:
Wards Island Wastewater Treatment Plant
Low Pressure Steam Heating System Upgrade
(Contract WI-285A)

Date of Submission:
May. 2017

The Site: Site Aerial Views
Existing Conditions
The Wards Island Wastewater Treatment Plant currently has a decommissioned boiler plant located in Building 107 (Boiler Building).

- Built in 1937,
- refurbished in 1950
- abandoned in early 1985 when the facility began to obtain its steam supply from the Manhattan Psychiatric Center (MPC) boiler plant.
East view of Boiler Building

South view of Boiler Building

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Existing Site Conditions
Name of Project: Wards Island Wastewater Treatment Plant Low Pressure Steam Heating System Upgrade (Contract WI-285A)

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Existing Site Conditions

West view of Boiler Building

North view of Boiler Building
PUBLIC VIEWS

View of Boiler Building from Wards Island Park

View Boiler Building from the Robert F. Kennedy Bridge
Design
The design intent is to restore the original look of the 1937 design using modern, energy efficient and economical materials and techniques.
Site Plan View

Restoration:

- Brick masonry repair and repointing of the exterior. Color and texture matching for the brick and mortar will be important in the visual restoration of the masonry façade.

- Cleaning of efflorescence, vegetation and general filth of interior and exterior of building.

- Windows will be replaced with double pane, insulated steel units, design to match the original windows. This will include muntins matching the original.

- The doors will be replaced with steel insulated doors which will simulate panel doors with vision panels and muntins matching the original building.

- The four medallions, located around the building will be carefully removed and replicated in cast stone to match the original. The original medallions will be preserved and given to DEP for possible historic donation.
Additional features:

- Glass enclosed bulkhead roof access.

- Three new chimney stacks clad in dull stainless steel panels will penetrate through the roof approximately 16 feet above the roof deck.

- Rear vault and platform will provide entry for replacement of boilers and other equipment and will be clad in granite panels matching the granite found around the perimeter of the building.

- New roof top HV units will be screened by dull stainless steel panels, using similar roof top elements found on the 1937 buildings on site.
Additional Features:

- Windows will be replaced with new steel units designed to match the original windows. This will include muntins matching the 1930 style.

- Replacement of the old boilers with new high efficiency, low pressure boilers. Updating all the equipment within the boiler building. Providing heat to many of the buildings and tanks on site.

- Upgrade of exterior light fixtures, which will complement the 1930’s architecture.

West View Building Rendering
Demolition:

• The 160' chimney structure will be demolished as it is no longer in use and has been abandoned since 1985. The chimney has significant deterioration and would need structural and architectural renovation if kept in place. The new high efficiency boiler system would not require the old masonry chimney which would be replaced by three new chimney stacks located on the roof of the Boiler Building.

View from Wards Island Park
MATERIALS LIST

1. CURTAIN WALL SYSTEM
2. CAST STONE MEDALLIONS

3. FACE BRICK
4. STAINLESS STEEL RAILINGS
5. STONE COPING
6. STEEL MULLION WINDOWS & TRANSOM
7. CONCRETE CURBS AND PADS
8. GRANITE WATERTABLE
9. GRANITE STAIR STEPS
10. ALUMINUM LOUVERS
11. STAINLESS STEEL METAL PANELS
12. STANDING SEAM METAL ROOF

EAST ELEVATION PROPOSED MATERIALS

Name of Project: Wards Island Wastewater Treatment Plant
Low Pressure Steam Heating System Upgrade
(Contract WI-285A)

Date of Submission: May. 2017

Proposed work: Proposed Materials
Associated Buildings on Wards Island Site:

- Original Administration Building for Wards Island Wastewater Treatment Plant, built in 1937.

- Original Pump and Blower Building for Wards Island Wastewater Treatment Plant built in 1937, located across street from Boiler Building Project.