





Diane Collier  
**Chair**

Angel D. Mescain  
**District Manager**

## COMMUNITY BOARD ELEVEN

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April 18, 2017

Marisa Lago  
Director  
New York City Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

### **Re: Land Use Application No. 170269PCM, 170270PCM – M11 Sanitation Garage Relocation**

On April 18, 2017, Community Board 11 (CB11) held a public hearing and voted on Land Use Application Nos. 170269PCM, 170270PCM, submitted by the New York City Department of Sanitation, the New York City Department of Citywide Administrative Services and the New York City Department of Housing Preservation & Development with respect to a proposed project which would result in the relocation of the Manhattan District 11 Sanitation Garage, Manhattan Lot Cleaning Unit and Headquarters to a site located at 207-17 East 127<sup>th</sup> Street (Block 1792, Lot 5 and p/o Lot 28) between Second Avenue and Third Avenue and East 127<sup>th</sup> Street and 128<sup>th</sup> Street in the Borough of Manhattan. The Manhattan District 11 Sanitation Garage and Manhattan Lot Cleaning Unit and Headquarters are currently located elsewhere in Manhattan Community District 11 (East Harlem).

Our board has considered this project over the past few months and has hosted several presentations by the development team.

#### Project Description

The City of New York (“City”) Department of Sanitation (“DSNY”) with the Department of Citywide Administrative Services (“DCAS”) proposes to acquire (acquisition terms to be determined), approximately 119,560 square feet (SF) of space comprising (a) an entire building of approximately 91,478 SF, (b) approximately 3,800 SF of outdoor parking space, and (c) approximately 24,282 SF adjacent land on which a new building, comprising of approximately 8,750 SF of space will be constructed by the property owner, at 207-17 East 127th Street (aka 2495 Second Avenue and/or 206-20 East 128<sup>th</sup> Street), in the Borough of Manhattan, all to be used by DSNY. The purpose of this project is to relocate the Manhattan District 11 Garage (M11), the Manhattan Lot Cleaning Unit (LCU), and the LCU Headquarters (collectively the "Proposed Project"), all currently located elsewhere in Manhattan Community District 11.

The Proposed Project Site, Block 1792 Lot 5 and p/o Lot 28, is within the East Harlem neighborhood in Manhattan Community District 11. The Proposed Project site is privately owned by the Potamkin Development Corporation LLC, with the Potamkin Hyundai/Mitsubishi car dealership occupying much of the site. The approximately 48,152 SF parcel is located in an M3-1 zoning district, and includes an at-grade 24,282 SF parking lot, currently used for vehicle storage by a paratransit vendor for Access-A-Ride, as well as employee vehicles. Currently, there is a three story 91,478 SF office building with roof top and cellar parking.

M11 would relocate from its current undersized and outdated facility at 343 East 99<sup>th</sup> Street, between First and Second Avenues. Staff from the LCU Headquarters and Manhattan LCU Office would relocate from their leased location at 177 East 123<sup>rd</sup> Street. Currently DSNY also uses seven City-owned lots in tandem with the East 123<sup>rd</sup> Street facility. Most of the assigned LCU vehicles would continue to be parked on these lots.

The new facility would house DSNY vehicles providing refuse and recycling collection and winter emergency services to Manhattan Community District 11. The property owner would retrofit the existing building to accommodate DSNY employee support space, offices, and small vehicle and accessory parking, and would also construct a one-story approximately 8,750 SF building addition which would store vehicles, and include a 1,870 SF vehicle wash bay and a 2,995 SF mechanics' bay. An outdoor, at-grade parking area would accommodate up to 24 collection trucks/large vehicles. A 14 foot fence and a 30 foot wide coil roll-up doors would screen the site. The garage would have a 4,000 gallon underground diesel fuel storage tank and dispenser, and above ground tanks for motor oil, waste oil, and hydraulic oil (1,000 gallons each). The facility would be operational in late 2017 or early 2018 following an approximately 15-18-month construction period.

M11 has 65 assigned personnel, of which approximately two-thirds would report to the Proposed Project site over a typical 24-hour period. M11 has 41 assigned vehicles, consisting of collection trucks, salt spreaders, sedans, SUV's, etc. The Manhattan LCU and LCU headquarters will have 45 personnel assigned, of which approximately two thirds will report on a peak day. The LCU will have two collection trucks at this location. The principal day shift is 6:00AM to 2:00PM. The garage would operate 24 hours per day, 7 days per week, with minimal operations on Sunday. The trucks will enter from East 128th Street, and travel south to refuel on site. A few cars will also enter the parking area from 128th street, but most will enter from 127th street. Employee and DSNY staff would access the Project Site from existing curb cuts along East 127<sup>th</sup> Street. Egress would also be from East 127th Street.

The approved site selection and acquisition application would allow DSNY in conjunction with DCAS to acquire the property.

The Proposed Project requires City Planning Commission ("CPC") approval of the site selection and acquisition for the proposed DSNY Garage at 207-17 East 127th Street, Borough of Manhattan, pursuant to the City's Uniform Land Use Review Procedure ("ULURP"), Section 197-c of the NYC Charter and an amendment to the Harlem-East Harlem Urban Renewal Plan (HEHURP). The Department of Citywide Administrative Services ("DCAS") is co-applicant for the ULURP application. The Department of Housing Preservation and Development ("HPD") is co-applicant for the amendment to the Harlem East Harlem Urban Renewal Plan (HEHURP). A draft Environmental Assessment Statement ("EAS") has been prepared to assess the environmental impact, resulting in a Negative Declaration. A consistency review with the City's Waterfront Revitalization Program has also been prepared.

#### Actions Necessary to Facilitate the Proposal

To facilitate the proposed project, this application requests the following actions:

- 1) Site Selection of a public facility (P2016M0200) by DCAS
- 2) Acquisition of real property (acquisition terms to be determined) by DCAS
- 3) Amendment to the Harlem-East Harlem Urban Renewal Plan (HPD would amend the HEHURP to redraw certain Site boundaries and change Site 16B usage from "materials recycling facility" to "light industrial uses")
- 4) Consistency Review of the project with the Waterfront Revitalization Program by the City Coastal Commission

The Proposed Project requires the CPC approval of the site selection and acquisition for the proposed DSNY Garage at 207-17 East 127th Street, Borough of Manhattan, pursuant to the City's Uniform Land Use Review Procedure (ULURP), Section 197(c) of the NYC Charter as well as an amendment to the Harlem-East Harlem Urban Renewal Plan.

While there is no zoning change necessary for the Proposed Project site, an amendment is needed to the Harlem-East Harlem Urban Renewal Plan. The proposed amendment to the Harlem East Harlem Renewal Plan would modify certain plan development site boundaries and to change Sites 16B controls from "material recycling facility" to "light industrial uses."

The Proposed Project complies with the current zoning for the project site. The proposed addition to the existing building is designed to reflect the existing building character of the area. It will be one story comprising approximately 8,750 SF, within the allowable 2.0 FAR. The Proposed Project is consistent with the location and design of other similar DSNY facilities within Manhattan and other similarly dense areas of the City.

These actions are necessary to facilitate the Proposed Project so that DSNY M11 garage may relocate from its current inadequate location at East 99th Street to an improved garage facility that will enable DSNY to maintain Community District 11 with essential sanitation and winter emergency services.

#### Community Board Comments

Community Board 11 voted to adopt the following resolution opposing these land use applications and the project as proposed:

WHEREAS, Community Board 11 of Manhattan ("CB11M") encompasses the neighborhood of East Harlem, Randall's Island and Ward's Island and was established with a primary mission to advise elected officials and government agencies on matters affecting the social welfare of the district to ensure the interests, health, safety, prosperity, and welfare of the people are increased and/or preserved;

WHEREAS, CB11M has requested the relocation of the existing Manhattan Community District 11 ("M11") Sanitation Garage from 343 East 99th Street (between First Avenue and Second Avenue), where it is adjacent to both healthcare and residential uses, to a more suitable location away from such neighboring uses;

WHEREAS, to facilitate the above-mentioned relocation, CB11M has proposed various suitable sites and has submitted repeated requests to the Mayor and City Council to allocate funds to provide a new facility and/or upgrade existing sanitation facilities within Community District 11 ("CD11");

WHEREAS, in response, the NYC Department of Sanitation, ("DSNY"), together with the NYC Department of Citywide Administrative Services ("DCAS") and the NYC Department of Housing Preservation & Development ("HPD"), has submitted a land use application seeking approval of certain actions which would permit the relocation of the M11 Sanitation Garage, the Manhattan Lot Cleaning Unit ("LCU") and LCU Headquarters to 207-17 East 127th Street (between Second Avenue and Third Avenue);

WHEREAS, CB11M has stated its opposition to the proposed relocation of the above-mentioned facilities to 207-17 East 127th Street as the site is also adjacent to both healthcare and residential uses, and thus an equally unsuitable location—a concern expressed in letters submitted by CB11M in May 2016 and July

2013 to the Commissioner of the NYC Department of Sanitation, and voiced in numerous Community Board meetings by both CB11M Board Members and residents of the community;

WHEREAS, DSNY's proposal disregards the stated concerns of the East Harlem community regarding the proposed relocation as well as the needs of CD11's residents, business owners, health care centers, education entities, and green space preservationists;

WHEREAS, CD11 already hosts a sanitation garage for Community District 10 ("CD10") on 131st Street (between Lexington Avenue and Park Avenue), and the proposed relocation will increase exponentially the concentration of refuse in a two square mile area, which underscores the disregard DSNY and the current administration has for the City's Fair Share Mandate;

WHEREAS, DSNY's proposal is clearly indicative of the City's lack of concerted investment in the East Harlem community, in comparison to the investment seen in the sanitation facility for the SoHo community, which houses less than a third of the number of children and families that reside in CD11;

WHEREAS, DSNY has ignored past requests to provide a new facility and/or to upgrade CD11's existing sanitation garages with the most advanced indoor air filtration system and zero emissions sanitation trucks, and a new facility that meets LEED Gold standards, in preparation for the expected influx of residents as predicted and based on the City's rezoning proposal, and;

WHEREAS, the proposed relocation is contraindicative to the East Harlem Neighborhood Plan ("EHNP") as it does nothing to avoid further environmental and health damage to the East Harlem community, and affords no consideration to the increased negative health impacts, pedestrian and vehicular congestion, negative impact on property value, forthcoming population increase, increase of refuse related in the area, and the treatment of CD11 as a refuse center for other neighborhoods;

NOW, THEREFORE, BE IT

RESOLVED, that CB11M therefore stands firmly against the proposed relocation of the M11 Sanitation Garage, the Manhattan Lot Cleaning Unit, and the LCU Headquarters to 207-17 East 127th Street unless the aforementioned conditions of real investment and community input are inclusive in a project to which ample funds are allocated, and; be it further

RESOLVED, that CB11M demands the Mayor, elected officials and DSNY revisit the relocation and development of a fueling station to honestly consider the health and well-being of children and families beyond minimum health standards, so as to ensure the integrity, beauty and mission of an improved East Harlem, and invest in this community in a manner similar to the Manhattan 1/2/5 sanitation site.

*Full Board Vote: 27 in favor, 1 opposed, 2 abstained*

If you have any questions please contact Angel Mescain, our District Manager, at 212-831-8929 or amescain.cb11@gmail.com.

Sincerely,



Diane Collier  
Chair

Enclosure(s): 4

cc: Hon. Melissa Mark-Viverito, Speaker, New York City Council  
Hon. Bill Perkins, New York City Council  
Hon. Gale A. Brewer, Manhattan Borough President  
Hon. Robert J. Rodriguez, New York State Assembly  
Hon. Inez E. Dickens, New York State Assembly  
Hon. Jose M. Serrano, New York State Senate  
Arlana Davis, New York City Department of Sanitation  
Randal Fong, New York City Department of Citywide Administrative Services  
Daniel Hernandez, New York City Department of Housing Preservation & Development  
Candy Vives-Vasquez, Community Board 11  
Judith Febbraro, Community Board 11



Diane Collier  
*Chair*

Angel D. Mescaín  
*District Manager*

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May 2, 2016

Kathryn Garcia  
Commissioner  
New York City Department of Sanitation  
346 Broadway  
New York, NY 10013

Dear Commissioner Garcia,

Community Board 11 is opposed to the Department of Sanitation's planned relocation of the Manhattan District 11 (M11) garage to the location on the Potamkin Auto Mall at 127th and 128th Streets between 2nd and 3rd Avenues. In a letter to then Commissioner Doherty, dated July 12, 2013, our board communicated its opposition to a similar plan to relocate the garage to that site (see attached).

As presented to our Land Use, Landmarks & Planning Committee on February 10, 2016, the proposed project does not address the concerns we had expressed in our earlier letter regarding the siting of a sanitation garage at that location. Moreover, this project does not address our FY2017 Budget requests (see attached) to construct a consolidated sanitation garage for our district using best practices in environmental controls including air quality and sound quality nor does this plan propose to relocate the M10 garage out of our district.

Our community is in need of a successful economic development project in the Urban Renewal area and a sanitation garage of comparable status as the proposed Brookdale garage and the newly built Hudson Square garage. An open parking lot does not meet these needs for this community, especially as they related to environmental and public health concerns such as air quality and noise.

The Community Board asks that the Department of Sanitation develop and identify plans for a consolidated enclosed garage for Manhattan District 11. The recently released East Harlem Neighborhood Plan (see attached) requires that a new sanitation garage meet or exceed LEED Gold standards and also asks that the M10 garage at 110 East 131st Street be relocated to a location within Community Board 10.

We request that the Department of Sanitation consider alternative sites within our district, including Randall's Island, for a new enclosed facility for the MN11 garage and that a list of these sites be provided to our office with an explanation as to the feasibility of each site considered.

If you have any questions or concerns, please contact our District Manager, Angel Mescain, at 212-831-8929 or amescain.cb11@gmail.com.

Sincerely,

A handwritten signature in black ink that reads "Diane Collier". The signature is written in a cursive style and is enclosed within a thin black rectangular border.

Diane Collier  
Chair  
Community Board 11

Enclosures (3)

cc: Daniel Klein, New York City Department of Sanitation (via email)  
Andres DeLeon, New York City Department of Sanitation (via email)  
Arlana Davis, New York City Department of Sanitation (via email)  
Hon. Bill Perkins, New York State Senate (via email)  
Hon. Jose M. Serrano, New York State Senate (via email)  
Hon. Keith L.T. Wright, New York State Senate (via email)  
Hon. Robert J. Rodriguez, New York State Senate (via email)  
Hon. Gale Brewer, Manhattan Borough President (via email)  
Hon. Inez E. Dickens, New York City Council (via email)  
Hon. Melissa Mark-Viverito, New York City Council (via email)



Matthew S. Washington  
Chairman

George Sarkissian  
District Manager

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July 12, 2013

Thomas J. Doherty  
Commissioner  
New York City Department of Sanitation  
346 Broadway  
New York, NY 10013

Dear Commissioner Doherty:

Community Board 11 is opposed to the NYC Department of Sanitation's planned relocation of the Manhattan District 11 (M11) garage to a location adjacent to the Potamkin Auto Mall site between 127<sup>th</sup> & 128<sup>th</sup> Streets and 2<sup>nd</sup> and 3<sup>rd</sup> Avenues and further requests that Sanitation work with our board to identify an agreeable new site and scenario for relocating the M11 garage.

This community district currently houses two sanitation garages, its own M11 at 99<sup>th</sup> Street and Second Avenue as well as the Manhattan District 10 garage at 130<sup>th</sup> Street and Park Avenue. The proposed relocation of the MN11 garage to 127<sup>th</sup> Street would result in two garages being located five square blocks from each other within our community. The area immediately adjacent to the proposed relocation site currently includes an elementary school on the same block and two heavily used public parks. Additionally, the block directly across the street from the proposed relocation site is intended for a large scale development project which will include hundreds of units of housing, much of which will be located in the area of the proposed garage.

As such, the same concerns our community has voiced with regard to the 99<sup>th</sup> Street garage being located in such close proximity to residential development would be reflected at the new site, as the new "garage" will continue to function without an enclosed facility and the strict environmental air filtering requirements found in modern sanitation garages. This proposal would simply move a problem from one location to another without addressing community concerns about public safety, environmental impacts, increased traffic, and noise pollution.

We request that you work with the community to come up with more creative alternatives that would allow all trucks to be parked inside of a building rather than parking them on the street. This is an important project and we look forward to working with the Department of Sanitation to come up with the best possible solution.

Please feel free to contact our District Manager, George Sarkissian, at 212-831-8929 or [gsarkissian@cb.nyc.gov](mailto:gsarkissian@cb.nyc.gov) with any questions.

Sincerely,

Matthew S. Washington  
Chairman  
Community Board 11

cc: Daniel Klein, New York City Department of Sanitation (via email)  
Andres DeLeon, New York City Department of Sanitation (via email)  
Hon. Bill Perkins, New York State Senate (via email)  
Hon. Jose M. Serrano, New York State Senate (via email)  
Hon. Keith L.T. Wright, New York State Assembly (via email)  
Hon. Robert J. Rodriguez, New York State Assembly (via email)  
Hon. Scott M. Stringer, Manhattan Borough President (via email)  
Hon. Inez E. Dickens, New York City Council (via email)  
Hon. Melissa Mark-Viverito, New York City Council (via email)  
La Shawn Henry, Community Board 11 (via email)  
Peggy Morales, Community Board 11 (via email)



# sanitation

**DIVISION OF CUSTOMER SERVICE  
AND GOVERNMENT RELATIONS**  
125 Worth Street, Room 728  
New York, New York 10013  
Telephone (646) 885-4503  
Fax (212) 788-9336

October 3, 2013

Mr. Matthew S. Washington, Chairman  
Manhattan Community Board 11  
1664 Park Avenue  
New York, NY 10035

Dear Chairman Washington:

I am writing in reply to your letter to Commissioner John Doherty regarding the relocation of the Manhattan 11 Sanitation Garage.

The Department of Sanitation (DSNY) has, as you know, discussed conditions around our Manhattan 11 garage on E. 99<sup>th</sup> Street with Community Board 11 and your elected representatives for more than a decade. CB 11 and the surrounding residential and hospital community has wanted this facility relocated for many years. At the same time, CB 11 has also wanted the relocation of our Manhattan 10 garage which is also located in CD 11.

Ideally, a suitable site for a new garage would be identified and acquired which would resolve both of these issues. Unfortunately, despite the Department's best efforts, DSNY has never been able to obtain such a site. At this time, a solution has been identified that would address the issues at E 99<sup>th</sup> Street.

As explained to CB 11 earlier this summer, the City has the opportunity to lease a portion of the Potamkin site at East 127<sup>th</sup> Street and Second Avenue. Obtaining this space would allow the relocation of the Manhattan 11 garage from E. 99<sup>th</sup> Street and the vacating of leased space occupied by our Lot Cleaning operation on East 123<sup>rd</sup> Street.

While this solution may not be perfect, it is the most realistic way we can resolve the E. 99<sup>th</sup> Street garage situation. The City's budget does not include funding for the construction of a new garage for Manhattan 10 and there are no sites currently available in that community district.

[www.nyc.gov/sanitation](http://www.nyc.gov/sanitation)

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**Fiscal Year 2017 Preliminary Budget Register**  
**Community District 11, Manhattan**  
**Expense Budget Priorities and Requests**

Priority	Tracking Code	Project Information	Agency Response
44	311201740E	<p><b>Request:</b> Address air quality issues</p> <p><b>Explanation:</b> Alternate locations are needed for the EH Sanitation Garages, which likely contribute to the airborne particulate matter that triggers asthma. The M-10 Sanitation Garage, which is supposed to serve and be located in the neighborhood of Central Harlem, is located on 131st Street and Park Avenue-- in direct violation of the City's Fair Share Mandate. This garage must be permanently relocated to Central Harlem to avoid further environmental and health damage to the East Harlem community.</p> <p><b>Responsible Agency:</b> Department of Sanitation</p>	<p>This program is currently funded and the Department of Sanitation recommends its continued support.</p>
45	311201733E	<p><b>Request:</b> Reduce rat populations</p> <p><b>Explanation:</b> The catchment area for the Rat Reservoir program should be expanded to include more areas in East Harlem, especially busy commercial corridors. Additionally, the program should target new construction sites, as the construction often drives rat populations into the streets/surrounding buildings.</p> <p><b>Responsible Agency:</b> Department of Health and Mental Hygiene</p>	<p>DOHMH continues to increase the number of inspections performed annually and has expanded our successful rat indexing approach to Manhattan (which has more than one inspector). We also continue to respond to all 311 complaints and readily participate in walk-through events requested by the community in areas of concern. Feel free to contact us to request a walk-through. Additional services would be contingent upon available resources.</p> <p>Additional comment: Increase in abatement as well.</p>

# 4.

## Improve air quality in East Harlem by reducing congestion and mitigating vehicular emissions.

### 4.1

Institute a pilot enforcement program to reduce congestion at key intersections and along key commercial corridors. Reduce vehicular idling (school buses, trash trucks, taxis, double-parkers).

### 4.2

Modify parking and loading/unloading regulations (such as via implementing rush hour regulations) along 125th St. between 1st Avenue and 5th Avenue, with the purpose of speeding up cross town bus times and improving air quality. Establish a similar set of recommendations for commercial deliveries to improve the efficiency of commercial truck traffic along East Harlem's other primary commercial corridors (116th Street, 106th Street, Lexington Avenue, and 3rd Avenue).

### 4.3

When bus or sanitation depots are redeveloped within East Harlem, require that new buildings meet or exceed LEED Gold standards.

### 4.4

Encourage passive building design standards in the rezoning area and develop incentives for developers to pursue passive building construction.

### 4.5

Relocate the M10 Sanitation Garage at 110 East 131st St. (at the intersection of Lexington & Park Ave) to a more suitable

location within Community Board 10. The M10 Garage only serves residents of CB10, but is located within CB11.

### 4.6

Relocate the existing M11 Sanitation Garage from 343 East 99th St. (between 1st & 2nd Ave, where it is adjacent to both healthcare and residential uses), to a more suitable location.

# 5.

## Improve the energy resiliency and independence of East Harlem residents by increasing access to non-fossil fuel based renewable energy.

### 5.1

Explore the possibility of incorporating a special zoning district to allow for the generation of non-fossil fuel renewable power for community use and sale back to the grid as a revenue generator, to facilitate the development of a microgrid.

### 5.2

Pilot a microgrid initiative at NYCHA's East River Houses and Metro North Plaza, Metropolitan Hospital, and several schools in the south-east part of the district.

### 5.3

Working in consultation with both NYCHA and NYCHA residents, develop and install energy storage infrastructure on NYCHA property (within a microgrid pilot area) to facilitate the following objectives: 1) greater resiliency and reliability in the event of a blackout; 2) the reduction of the need

for dirty peaker plant energy; and 3) generate revenue for NYCHA. The batteries can be used to store energy from off-shore wind facilities, with power purchased through the NYC Bulk Transmission System. Study the feasibility of siting enough storage infrastructure to reach 30mW of energy storage capacity.

# 6.

## Reduce waste generated in East Harlem and improve the effectiveness of sanitation operations in commercial corridors in East Harlem.

### 6.1

Improve sanitation along commercial corridors in East Harlem by installing more waste receptacles and providing more frequent sanitation pick-ups.

### 6.2

Set up a demonstration project in East Harlem NYCHA developments to evaluate NYCHA Recycles! Program and NYCHA resident-driven recycling initiatives.

**TRANSPORTATION,  
ENVIRONMENT  
& ENERGY**