

**MINUTES OF THE OCTOBER 30 MEETING OF THE ENVIRONMENT AND SANITATION COMMITTEE  
OF BRONX COMMUNITY BOARD 8**

October 30, 2023

Bronx Community Board Meeting Room

7 pm

Committee members present: K. Argenti (community member); R. Fanuzzi, L. Spalter

In attendance: E. Ardizzone (DEP); DM Rubin and CA Romano (BxCB8); George; Andrea H., Anita, Belinda Hancock, Camelia Tepulus, Carmel Aponte, Jodie Colon, Kathy Minicozzi, Kelly, Margaret, M. McKenzie, Vanessa Kim, George Last, Palma, Roberta Greenberg

- I. Call to order and recognition of quorum  
A quorum, constituting a majority of Bronx Community Board members of the Environment and Sanitation Committee, was not reached. No action undertaken by committee; no chair report.
- II. Record of community conversation

NOTE: Zoom participants logged into the meeting to voice anti-Semitic hatred.

- A. Members of the public attended the meeting to discuss concerns about flooding in existing buildings and at new construction sites.

1. 306 W. 232<sup>nd</sup> Street/3133 Tibbett Avenue  
DEP has permitted the developers of the charter school site at 306 W. 232<sup>nd</sup> street to “de-water” or discharge water onto 3133 Tibbett Avenue. DEP permits discharge into the sewers but the permit application indicated that the developer owned both sites. Kingsbridge community residents, including residents of Tibbett Towers and 315 W. 232<sup>nd</sup> Street reported flooding and damage on their properties as a result of construction. NYC BOD has issued a stop work order as a result of damage. DEP did not require a Storm Water Prevention Plan (SWPP) because the building site on W. 306 232<sup>nd</sup> Street is less than 5000 square feet.

DEP representative Ardizzone was asked whether the joint ownership of the two contiguous properties warranted a SWPP because its combined properties exceed 5000 square feet. Ms. Ardizzone emphasized that DOB handles construction problems.

DM Rubin and committee members are committed to NYC BOD on-site inspection. Community members were advised of NYC BOD Plan Examiner in-person advocacy center for help with violations

Committee will place permits and property on November agenda.

2. 680 W. 232<sup>nd</sup> Street/SNAD authorization  
Questions about SWPP for construction site and concern about feasibility of detention (and excavation) given the high bedrock level at the site. Under DEP Uniform Storm Water Rules, applicants must document hardship for implementing green infrastructure, the preferred alternative under USWR; DEP rep Ardizzone will clarify.
3. 3901 Independence Avenue  
Community members complained of flooding in lobby.
4. 6011 Riverdale Avenue  
Professional offices adjacent to SAR High School and new construction site reports flooding from water runoff. Committee will inquire about SWPP for new construction and follow up with resident.
5. 4800 Independence Avenue/SNAD authorization  
Question raised about SWPP for dormitory construction, given that property and Riverdale Sanitation Company cannot connect to city sewer system
6. 695 W. 246<sup>th</sup> Street/  
J. Colon reports on successful advocacy at Land Use meetings for developer to include soil stabilization and erosion control of steep slope into building plans

**B. City of Yes for Housing Opportunity**

L. Spalter discussed environmental implications for City of Yes for Housing Opportunity zoning resolution. Because the zoning resolution has found to have a “Positive Impact,” or measurable environmental impact, Department of City Planning must complete a Draft Generic Environmental Impact Statement, pursuant to an approved scope of work.

**Goal-** To create more housing, including supportive housing in all neighborhoods via zoning changes in Residential zones R-1 to R-10.

**Next Step-**Text change will come to CB8 in the Spring for a vote. A Scope of Work has been completed and there will be an Environmental Impact Statement and hearing.

**Some Highlights:**

- Buildings may increase FAR by 20%.

- Accessory Dwelling Units (ADU) - An owner may build additional housing covering 50% of their backyard in addition to converting basements, garages, attics for additional housing units.
- Reduction of side, rear, front yards requirements
- Infill Development- Campuses with existing buildings may construct additional buildings under relaxed or eliminated rules. This includes colleges, NYCHA, and other city, state, federal developments.
- Parking requirements removed for new construction.

**Potential E and S Issues:**

- Impacts of increased construction and building on water infiltration
- Impacts of increased impervious surfaces on flooding and erosion in CB8
- Impacts of increased density on antiquated infrastructure, especially sewer and water lines
- Impacts on Combined Sewer Overflow
- Impacts on reduction in open space on neighborhood character, especially in R1 to R5 districts

III. The community ended its conversation at 9:00 pm

Respectfully submitted,

R. Fanuzzi

Acting Interim Chair

Environment and Sanitation Committee