

Minutes of the May 15, 2024 Meeting of the Environment & Sanitation Committee (CB8)

Present: D. Rowen, C. Blake (Zoom), S. Froot, L. Spalter, K. Argenti (Zoom)

Absent: O. Murray, R. Fanuzzi, D. Travis, R. Spalter

- I. Recognition of Quorum
 - a. There was no quorum as the committee needs 4 members for a quorum and had only 3 present at start of meeting at 7:11pm.
- II. Approval of Minutes of March 20, 2024 Meeting
 - a. Due to no quorum, minutes will have to be approved at next meeting.
- III. Chair's Report
 - a. We did not have a meeting last month due to multiple conflicts with other meetings that members attended, including regarding the City of Yes for Housing Opportunity. L. Spalter has been chosen to represent this committee as a member of the Special Committee for the City of Yes for Housing.
- IV. Discussion Item: Green Space at the Developments at 69 Stevenson Pl., 71 Stevenson Pl., 3862 Sedgwick Ave. and 3874 Sedgwick Ave. in Van Cortlandt Village
 - a. Abba Leffler, a community member, was present in the office and gave a presentation discussing the potential loss to the neighborhood a large-scale development would have on the above listed sites. His presentation is attached after these minutes.
- V. Discussion Item: Set-Back Related to 306 West 232nd Street Construction Issues
 - a. Karen Argenti discussed the failed appeal that BSA refused to accept citing that DEP is not listed in the Charter as an agency.
 - b. DEP granted a 2-month dewatering permit on the property to pump it across the property line to the adjacent lot on Tibbetts Ave that they developer also owns. DEP needs more inspectors as they claim the site has been fine whenever they come, but neighbors have repeatedly observed and documented standing water and flooding on the site, as well as an elevator that ends below the water line.
 - c. The property was exempted from the Unified Stormwater Rules requiring a Storm Water Pollution Prevention Plan for new impervious surface of more than 5,000SF by stating that the 50.19' x100' property was a parallelogram which is why the DOB accepted the

size of the property to be 4,999SF. This would have been required anyway if this development was a Public School, but not for a Charter School.

VI. Old Business

- a. n/a

VII. New Business

- a. City of Yes for Housing Opportunity gave a presentation that some members attended. They have finally released their draft Environmental Impact Statement, which claims no impact. Proposal exaggerates the city's current "housing shortage" when really what we have is an affordability crisis. Proposal lifts parking mandates, introduces a Universal Affordability Preference, which allows for 20% more housing in developments if the additional homes are permanently affordable, encourages transit-oriented development and zoning, allows accessory homes in backyards, enables conversion of non-residential buildings to be used for housing, and re-legalizes shared housing setups. Their claim is, "a little more housing everywhere," but with no environmental impact, if that is possible.
- b. Board member Sergio Villaverde raised the issue of graffiti in the district, especially along the Southbound Major Deegan Expressway on businesses and buildings backing up to the future Tibbitts Brook/Putnam Greenway. The process seems to be that property owners first report the graffiti to NYPD, and then DSNY can provide materials for removal. DSNY may also have a new task force who, with property owner permission, can come in and remove graffiti.

VIII. Adjournment

- a. Meeting was adjourned at 8:48pm.