



sanitation

Kathryn Garcia Commissioner

Kathryn Garcia, Commissioner

**Hearing on the Proposed Manhattan District 11 Sanitation Garage
Before the New York City Council Sub-Committee on Landmarks, Public Siting and
Maritime Uses**

**Thursday, July 27, 2017
11:00 A.M.
City Hall – Committee Room**

Good morning Madam Speaker, Chair Rose and members of the City Council Subcommittee on Landmarks, Public Siting and Maritime Uses. I am Kathryn Garcia, Commissioner of the New York City Department of Sanitation. I am also joined by Arlana Davis, Executive Director for Real Estate, and Steve Brautigam, Assistant Commissioner for Environmental Affairs. Thank you for this opportunity to testify on the proposed relocation of the Department's Manhattan District 11 Sanitation Garage and Lot Cleaning Headquarters to 207 E 127th St in Manhattan Community District 11.

At the Department of Sanitation, our mission is to keep New York City healthy, safe, and clean by collecting, recycling, and disposing of waste, cleaning streets and vacant lots, and clearing snow and ice. To accomplish this mission, the Department, like our brothers and sisters in the Police and Fire Departments, relies on a network of district garages scattered across the city. In fact, we have one district garage for each of the City's 59 community districts. It is our preference, for the benefit of the residents we serve, that our garages be located either within or as close as possible to their respective community district.

The Department's Manhattan District 11 Garage is currently located at the intersection of East 99th Street and First Avenue in an area zoned for residential uses. This building was constructed in 1920 and has been used by DSNY since 1967. There are many structural deficiencies with this building. The second floor slab is no longer able to support light duty equipment. The facility is severely undersized, forcing us to store our collection trucks and other equipment on local streets. These working conditions are unsuitable for the men and women that serve the residents of Manhattan District 11. DSNY has for nearly 30 years sought to find a suitable location for this garage.

After evaluating other potential sites, DSNY determined that the site in question would be suitable to provide employee support services and store the garage's equipment, together with an 8,700 square foot building addition to be constructed by the property owner that would accommodate mechanical equipment maintenance, truck washing, and winter vehicle storage. This site is comprised of the existing Mitsubishi building and adjacent parking lot at the western end of the Potamkin auto dealership property on East 127th Street between 2nd and 3rd Avenue.

The proposed site can also accommodate the Department's Lot Cleaning offices, thus allowing the Department to vacate the currently leased office building used for the Manhattan Lot Cleaning Unit and our Lot Cleaning Unit Headquarters at 177 East 123rd Street.

Since DSNY began pursuing this site several years ago, representatives of the Department have met numerous times with local elected officials, community board members, and local leaders. While these stakeholders have nearly unanimously expressed support for the goal of moving the garage off of the East 99th Street site, some have also expressed concerns with regard to air quality, public health (notably with respect to asthma), and traffic. The detailed environmental review for this application found that the facility will not have significant adverse traffic, noise, air, or odor impacts. It will be a substantial improvement over the current open transit parking lot on the site, and it will enable DSNY to close its substandard East 99th Street garage facility, end the storage of Manhattan District 11 equipment on public streets, and maintain vital public sanitation and winter emergency response services for the district.

We are proud of the fact that DSNY's collection trucks use state-of-the-art technology and ultra-low sulfur B20 bio-diesel fuel, and include particulate filters and NOx controls, making a truck's emissions about as clean as a natural gas-fueled truck. DSNY trucks are actually 98% cleaner than the old unregulated diesel trucks, as we recently reported to the Mayor and City Council under Local Law 38 of 2005. We have analyzed these issues according to CEQR standards, and the analysis has been reviewed by technical experts at DOT and DEP. The potential change in air pollutant emissions was found to be well under the significance threshold, even without taking credit for displacing the far less environmentally friendly diesel transit vans that currently park on the open lot. In addition, the garage will feature four state-of-the-art electric vehicle charging stations for the District's SUV's and sedans, which are mostly all-electric or hybrid-electric.

Traffic impacts have also been thoroughly studied and found not to be significant. All refuse will be dumped on shift at the new East 91st Street Marine Transfer Station – to be completed in early 2019 – and not stored in trucks at the garage, thereby avoiding odors. Collection trucks will be washed weekly on site and will never be stored on the public street.

Another community concern was that equipment stored on site would be visible to the neighborhood. In response to these concerns, we made changes to the design to include a precast panel wall and roll-up doors in an attractive design that will screen the equipment from view from the local sidewalks and streets.

Finding an appropriate site to relocate this garage in Manhattan was challenging. When planning and siting any potential sanitation district garage, the Department must consider important factors that include adequate size, appropriate zoning, convenient access to truck routes, reasonable proximity to the district to be serviced, and of course cost. As discussed in detail in the ULURP application's analysis of alternate sites considered, we also had to take into account the City's plans to redevelop certain sites for economic development or housing, as well as the potential cost and disruption from the relocation of existing businesses on a given site.

In considering the relocation of the Manhattan District 11 garage, the Department evaluated several alternative sites, including some suggested by members of the community. The Department considered the now-vacant East 126th Street MTA bus depot as a potential option; however its past as a historical burial ground for African Americans makes the site inappropriate for such use. In addition, that site is separately proposed as a mixed-use development and the construction of the Harlem African Burial Ground Memorial.

The Department also considered a site located at 204 W. 155th Street at Macombs Place within Community District 10 for a multi-district garage. However, this site is currently zoned for residential and commercial uses and is only partially city-owned. Constructing a Sanitation

facility would require condemnation and demolition of existing residential and commercial properties on the site and the eviction of several small businesses.

The Department considered a site at 2137 First Avenue at E. 110th Street that is currently owned by Con Edison and used as a utility substation. DSNY has approached Con Edison about this property, but they have repeatedly stated that the site is a key asset in meeting the city's future energy requirements and is a focus of Con Edison's long-term planning and service delivery needs. As such, Con Ed has declined to discuss a sale of the site, and utility properties are not subject to condemnation by the City.

Lastly, at the recommendation of Community Board 11, the Department considered siting the new garage on City-owned property on Randall's Island. However, the sites recommended by the community board are all currently fully utilized by either DEP or FDNY. In addition, locating a facility on Randall's Island would raise concerns related to access to the community via the Triboro Bridge, which would be problematic during winter weather operations.

In conclusion, using the Potamkin building and parking lot provides the only available solution to the current pressing need to vacate the aged and decrepit Manhattan District 11 garage and end the storage of its trucks on public streets, to provide better working conditions to the men and women that service Manhattan District 11 and maintain reliable sanitation services to the community. I strongly urge this Committee and the City Council to approve this site selection ULURP application before you and support the relocation of the Manhattan District 11 Sanitation Garage and Lot Cleaning office to the Potamkin site.

Thank you for your consideration today, and I am now happy to answer your questions.



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Gale A. Brewer, Borough President

July 27, 2017

**Testimony to the City Council Subcommittee on
L.U. No. 727 - Manhattan District 11 Garage and Lot Cleaning Unit - on ULURP
Application Nos. C 170269 PCM and C 170270 HCM**

I am here on behalf of the Manhattan Borough President's Office to express our grave concerns with the proposal to relocate the current Department of Sanitation (DSNY) East 99th Street District 11 facility to East 127th Street.

The current Sanitation facility at East 99th Street has been considered unsafe for three decades. However, the solution does not solve any of the site planning concerns long raised by the neighborhood, including those raised during this process. Additionally, this long awaited garage in a community that continues to shoulder the weight of numerous city facilities does not actually solve the long term needs of DSNY and the neighborhood.

First, the location of the proposed site presents many of the same issues associated with the current garage location. The immediate area is mixed use in nature with development proposals that will further residential density nearby, including the proposal for the African Burial Grounds on the former MTA Bus Depot at East 126th Street.

Additionally, by relocating the M11 garage to 207 East 127th Street, East Harlem will house two DSNY garages within five blocks of each other within their community.

Secondly, the current relocation plan highlights the pitfalls of releasing city assets without long term planning or community involvement. It is incredibly disappointing that we find ourselves in the position of leasing, under unfavorable terms, land that the city owned and then sold in the same tenure that the current 99th Street facility was found untenable. The solution that has been presented is not one as the city will be paying rent on land it once owned for a period of twenty years. There should be a shared sentiment that such policy is unacceptable and certainly unsustainable.

Lastly, even if the site planning was appropriate and all alternative locations fully vetted and exhausted, we would remain concerned about the lack of equity paid to design of the facility. One prevailing message that has been delivered by the community board and other neighborhood residents repeatedly in conversation and testimony is that the location could be accepted if the facility mirrors the quality of garages recently developed and proposed in other areas of the city. The M1/2/5 garage located at Hudson Square in Manhattan Community District 2 should serve as the model for all sanitation garages in the future. The M1/2/5 garage serves approximately 300,000 residents in some of the city's most affluent neighborhoods. The same effort, care, and

concern must be demonstrated for the people of East Harlem, and they should receive a facility that is equally appealing and sensitive to their desires and concerns.

I would ask that the Council in coordination with the relevant city agencies pursue conversations for temporary and permanent sites for the District 11 garage and ensure design and quality parity with other facilities in the Borough of Manhattan once such location or locations are secured.

Thank you for your time and consideration of the Manhattan Borough President's recommendation to disapprove this application as certified.

Manhattan 11 Sanitation Garage

Presentation to the New York City Council
Subcommittee on Landmarks, Public Siting, and Maritime Uses



Kathryn Garcia
Commissioner

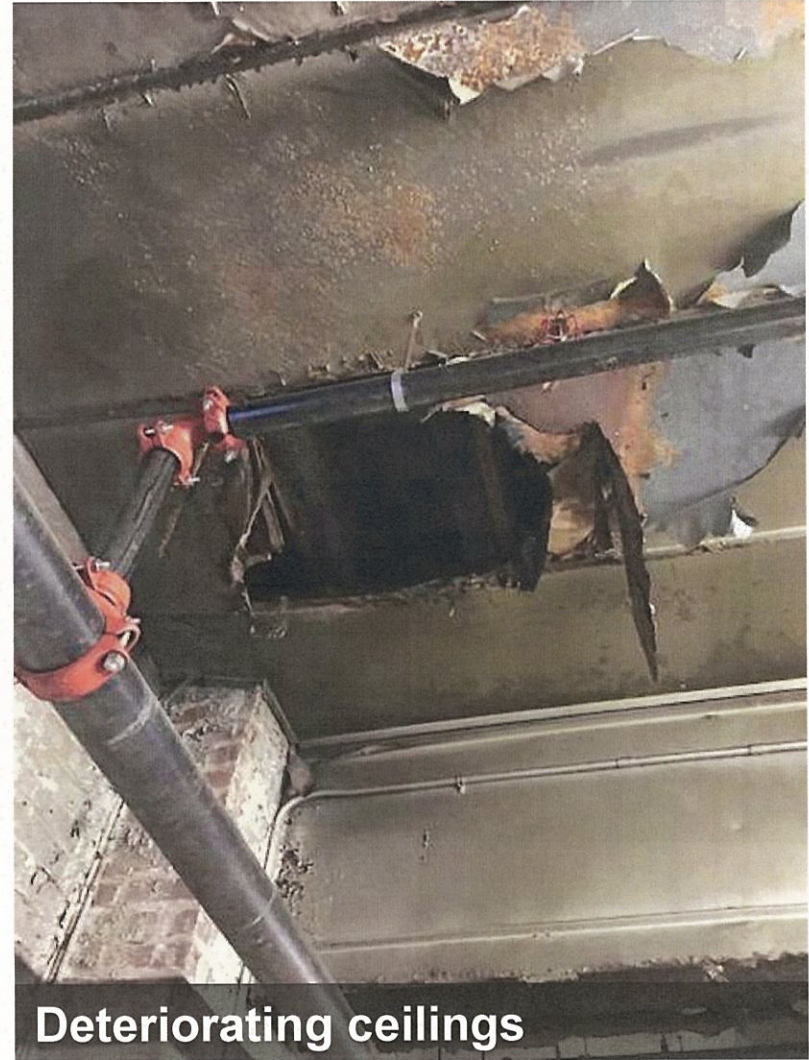
Existing Manhattan 11 Sanitation Garage



Existing Manhattan 11 Sanitation Garage

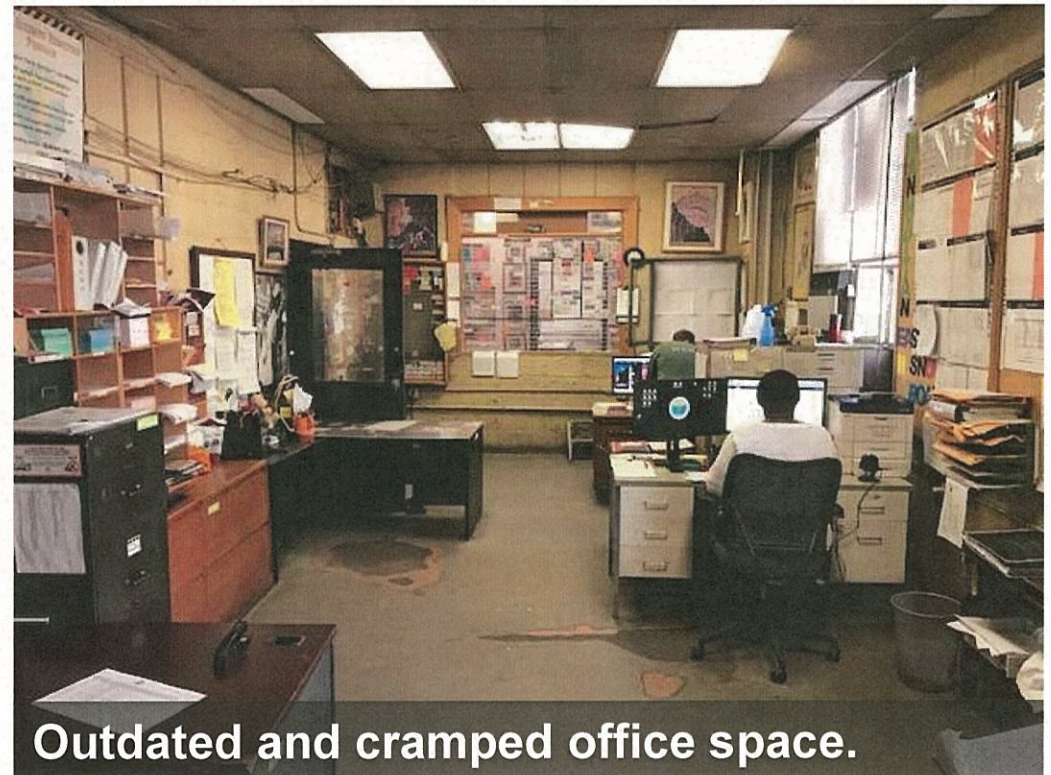


Steep staircase leading to/from personnel areas



Deteriorating ceilings

Existing Manhattan 11 Sanitation Garage



Existing Manhattan 11 Sanitation Garage



DSNY trucks on 1st Avenue and East 99th St.

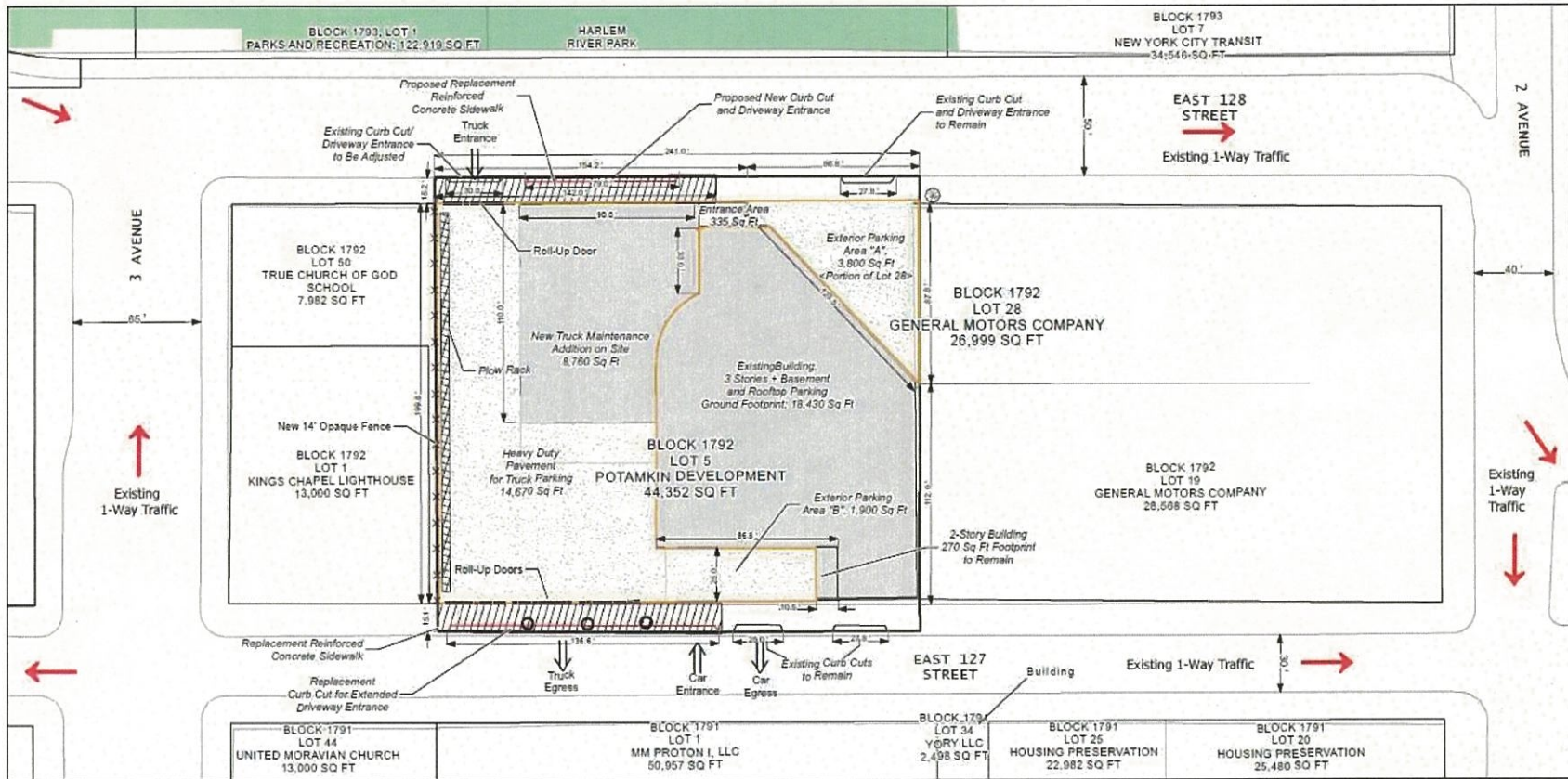
DSNY trucks Parking on East 99th St.



Proposed Manhattan 11 Sanitation Garage



Proposed Manhattan 11 Sanitation Garage



LEGEND

- | | | |
|------------------------|--|---|
| Project Area | Existing Curb Cut | NYCDPR Public Park |
| Development Site | Proposed or Replacement Curb Cut | Building Lot |
| Fence | Proposed Vehicle Bay | Traffic Direction |
| Roll-up Door | Proposed Paved Area | Harlem-East Harlem Urban Renewal Area (Inset Map) |
| Tree Planter to Remain | Replacement Sidewalk | Building Footprints |
| Tree to Be Removed | Replacement Reinforced Concrete Sidewalk | Flow Rack |

0 25 50 FEET



DSNY MANHATTAN DISTRICT 11 GARAGE & LOT CLEANING HEADQUARTERS
SITE PLAN

Proposed Manhattan 11 Sanitation Garage



Proposed Manhattan 11 Sanitation Garage



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Orlando Rodriguez, Esq.

Address: _____

I represent: The Office of the Manhattan Borough President

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

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Name: KARLANA DAVIS

Address: _____

I represent: EXECUTIVE DIRECTOR REAL ESTATE

Address: NYC DEPT. OF SANITATION

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Appearance Card

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in favor in opposition

Date: _____

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Name: STEVEN BRAUTIGAM

Address: _____

I represent: ASST. COMMISSIONER, LEGAL

Address: NYC DEPT. OF SANITATION

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THE CITY OF NEW YORK**

Appearance Card

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in favor in opposition

Date: _____

Name: KATHRYN GARCIA (PLEASE PRINT)

Address: _____

I represent: COMMISSIONER, NYC

Address: DEPT. OF SANITATION

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/27/17

(PLEASE PRINT)

Name: William Wang

Address: 1901 First Ave 10029

I represent: NYC H+H / Metropolitan

Address: 1901 First Ave 10029

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