



**The City of New York  
Department of Sanitation**



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**Testimony of Kathryn Garcia, Commissioner**

**Hearing on the FY 2016 Preliminary Budget,  
Mayor's FY 2015 Preliminary Management Report  
and Agency Oversight Hearing  
Before the New York City Council Committee on  
Sanitation & Solid Waste Management**

**Wednesday, March 25, 2015**

**10:00 A.M.**

**City Hall – Committee Room**

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Good morning Chairman Reynoso and members of the City Council Committee on Sanitation & Solid Waste Management. I am Kathryn Garcia, Commissioner of the New York City Department of Sanitation. Thank you for the opportunity to discuss the Department's portion of the Mayor's Fiscal Year 2016 Preliminary Budget, the Mayor's FY 2015 Preliminary Management Report, and our current programs and operations. With me this morning are Dennis Diggins, First Deputy Commissioner, and Larry Cipollina, Deputy Commissioner for Administration and Financial Management.

**Preliminary FY 2016 Budget**

As proposed, the FY 16 Preliminary Budget allocates \$1.57 billion in operating funds to the Department to cover the costs of our cleaning, collection, disposal, and snow removal operations with no service disruptions, and necessary staffing. The budget also allocates \$8.19 million to hire an additional 93 uniformed supervisors for field supervision and snow sectoring.

The Department's capital budget proposed for FY 16 is approximately \$238 million. Of this amount, \$126 million is allocated to facility construction and rehabilitation, \$12 million for information technology projects, and \$100 million to equipment and vehicles that are critical to support our core service mission.

## **Delivery of Core Agency Services**

The Department's core mission is keep New York City healthy, safe, and clean by collecting, recycling, and disposing of waste, cleaning streets and vacant lots, and clearing ice and snow. In particular, street cleanliness and litter control are essential to preserving and protecting the quality of life for the City's residents and communities, and I am proud of the Department's uniformed men and women who work hard to deliver essential sanitation and street cleaning services daily to the public across the City. In the first half of FY 2015, the Department achieved an overall scorecard rating of 93%, with two-thirds of the City's 234 scorecard areas receiving average ratings of 90% or better.

As you know, in 2014, the number of clothing collection bins illegally placed on the City's sidewalks and public areas reached a peak with more than 2,093 of these bins tagged by Department employees. However, through the joint efforts of this Committee, the Council and the Administration, Local Law 67 of 2014 was enacted last November. I am happy to say that earlier this month, the Department began enforcing the new law which authorizes us to remove these bins immediately from public property, which will restore quality of life to many neighborhoods that were inundated with these offending and unlawful bins. As of yesterday, we have removed all illegal clothing bins reported to the Department and will continue removing them as they are illegally placed.

Responding to snow and ice conditions during winter is another critical mission of the Department to ensure safe travel on the City's roads and highways. The 2014-2015 winter storm season that began last November and which is not yet officially over, was another successful yet challenging season, and I am again proud to acknowledge the dedication of our employees and the superb work they did this winter. Snow, sleet, and freezing rain fell on our streets on 25 separate occasions this winter. The City also experienced one of the coldest Februaries in recorded history.

The 2014-2015 winter storm season was the inaugural year for the Department's snow sectoring initiative. Sectoring, a routing concept that increases efficiency and coverage, were introduced this season in eighteen community boards, including all community boards in the boroughs of Manhattan and Staten Island, together with Community Board 6 in the Bronx, Community Board 8 in Brooklyn, and Community Board 6 in Queens. Under this initiative, the Department created new snow routes by reducing the categories of street designation from the traditional three tiers of primary, secondary and tertiary, to two categories of critical and sector routes. Dead end streets, and streets with width restrictions that we service by our specialized smaller equipment, continue to receive traditional service. Over the course of 25 weather events of this continuing winter season, the feedback received on "sectoring" has been overwhelmingly positive and we are working to expand the program over the coming year to all remaining community board districts.

In FY 16, the Department's proposed preliminary snow budget is approximately \$77.8 million. The adopted snow budget for FY 15 is \$60.3 million, though our estimated expenditures now stand at \$114 million to date for this snow season, excluding last Friday's storm. The official

total snowfall accumulation for the City during the 2014-2015 snow season currently stands at forty-seven and a half inches (47½") and so far we have used 522,377 tons of road salt. All of the Department's road salt is stored in thirty-nine enclosed or covered sites across the City. Twenty-nine of these sites are permanent with salt stockpiled year-round, and ten are seasonal with salt stored only during the winter season. We have a need for additional permanent storage locations and pursuit of additional sites is ongoing. All of our snow equipment is upgraded annually and maintained year-around to ensure preparedness as needed.

Thankfully -- with the exception of our Spring storm last week, we have seen some warmer temperatures over the past few weeks. However, this has brought to light the fact that 'snow litter' has become an unusually large problem this year. Alternate-side parking restrictions were suspended twenty-nine (29) times this winter due to snow removal and cold weather, though I am pleased to report that regularly-scheduled street cleaning schedules have resumed. The unsightly mess of grit and litter on sidewalks and along curb lines, where snow mounds once occupied the streetscape, is now disappearing. I would ask each member on this Committee to join me in reminding the public that everyone has an important role to play in preserving and maintaining street cleanliness. I know you wouldn't drop and leave litter on your own living room floor, so I ask the public to please use the nearest corner receptacle to deposit unwanted street trash. For pet-owners, please also don't forget to pick up after your dog too. As the weather begins to warm up, let's try to be more mindful of better trash disposal habits.

### **Solid Waste Management Planning**

The sustainable and reliable long-term management of the approximately 12,000 tons of solid waste and recyclables generated by New Yorkers each day is a top priority of the Department. The FY 16 budget proposes to allocate \$393.4 million in export tipping fees for the Department to continue its current interim and long term export operations.

We are continuing to develop the long-term infrastructure component of the City's comprehensive Solid Waste Management Plan (SWMP), which establishes a fair and equitable five-borough waste management system, reduces the impact of waste management on historically overburdened neighborhoods, and favors rail and barge-based export over long-haul trucking.

I am pleased to report that earlier this month the Department opened the North Shore Marine Transfer Station (MTS) in Queens, the first of four converted Marine Transfer Stations (MTSs) to open under the SWMP. By this summer, the facility will manage more than 1,750 tons per day of Department-collected waste from eastern Queens, including nearly 1,000 tons per day that had previously been tipped at private transfer stations in Queens Community District 12. This reduces by half the average daily tonnage managed in this district. Also starting this summer, the remainder of Department-managed waste generated in Queens will be transported out of the city by rail from the Review Avenue Transfer Station. These two facilities represent significant progress toward the completion of the SWMP, and by this summer, 58 percent of the City's waste will be transported out of the City by barge or rail in sealed containers, in addition to the 12 percent taken directly to an energy-from-waste facility in Essex County, New Jersey.

The Hamilton Avenue MTS is near completion and is anticipated to open in FY 17. Construction is also underway at the East 91<sup>st</sup> Street and Southwest Brooklyn MTSSs, which will be completed in 2017 and 2018, respectively. All four of these converted marine transfer stations will containerize Department-managed waste for export by barge and rail by a Department contractor. The MTSSs will also have capacity to accept commercial waste.

Working together with the City's Department of Design and Construction, we've also begun community outreach and the preliminary design for the Gansevoort MTS and Recycling Education Center. Demolition and restoration work on the Gansevoort Peninsula is expected to begin this June. This facility will accept recyclables for transport to our paper recycling vendor, Pratt, on Staten Island, and to our metal, glass, and plastic recycling vendor, Sims, in South Brooklyn. The Gansevoort MTS is necessary in order to proceed with converting the West 59<sup>th</sup> Street MTS from a facility that handles paper to one that accepts commercial construction and demolition waste generated in Manhattan.

When the SMWP is fully implemented, significant amounts of waste hauling truck traffic, estimated at approximately 55 million vehicle miles annually from the City's roads and regional highways, will be greatly reduced, including approximately 2.8 million miles by our own Department collection trucks. In reducing the City's reliance on a network of land-based transfer stations and long-haul trucking to export residential waste, the SWMP will allow us to achieve greater equity in communities across the City.

### **Recycling and Sustainability**

Greater participation in both the City's and regional recycling programs will help support a sustainable environment, healthier economy and stable job market. In recent years the Department has added more recyclable materials, including mixed rigid plastics, to its program. We offer convenient curbside collections, and for our organics pilot, we provide free containers. To grow our recycling programs, we know we must continue to promote effective messaging that engages greater participation by residents and the general public, raises their environmental consciousness, and helps produce new and better sustainability habits at home, at school and at work.

The FY 16 Preliminary Budget allocates a total of \$29.8 million for waste prevention, recycling and sustainability programs, and an additional \$1.3 million for 20 new positions in the Bureau of Recycling and Sustainability to support new and expanding recycling programs.

Consistent with our goal to significantly increase diversion and participation rates as well as reduce our garbage and greenhouse gas footprint, we are continuing to move ahead with several important ambitious recycling initiatives.

Now in its second year, the pilot NYC Organics Collection Program currently serves more than 100,000 households with more than 240,000 residents. This spring, we will expand the pilot to five additional neighborhoods in Brooklyn, Queens, Staten Island, and the Bronx to serve a total of 133,000 households with nearly 340,000 residents --- the equivalent of serving the

populations of Yonkers and Albany combined. Neighborhoods being added to the program include parts of Greenpoint and Bay Ridge in Brooklyn, Glendale, Maspeth and Middle Village in Queens, Clove Lakes and Castleton Corners on Staten Island, and Riverdale in the Bronx. As I've mentioned in the past, the Department's pilot residential organics program is larger than many full-scale programs in cities across the country. We also have 150 high-rise apartment buildings currently enrolled in the pilot organics collection program in Manhattan and Brooklyn serving 16,304 households, and more than 60 more residential high-rise buildings going through the enrollment and outreach process. We also have more than 720 schools in portions of all five boroughs participating in school organics collection. The pilot so far has provided us important data on participation, contamination, and successful outreach strategies.

For the residential curbside expansion I planned for this spring, the Department received an additional \$1.4 million in the preliminary budget bringing the total budget for this program up to \$8.9 million in FY 15. Additionally, the school program is funded for \$1.4 million in FY 15, bringing the total funding for both organics programs to a combined \$10.3 million. The Department's primary goal of these pilots is to learn how our curbside collection service to divert organic material on a large scale can work and succeed in New York City. What we have determined so far is that there is some varying degrees of willingness on the part of residents to participate and that the program shows promise, but we know that more work remains to be done in terms of reducing the contamination level of organics. We are presently reviewing options to help reduce the contamination of organics that could make the program more viable and the material more marketable.

The Department is also working with our partners, Housing Works and Electronics Recyclers International, to expand our re-fashionNYC and e-cycleNYC programs in apartment buildings. Through these programs, residents can drop off unwanted clothing and electronics at no cost to them for proper reuse and recycling. Reaching across all five boroughs, there are presently 548 buildings participating in the re-fashionNYC program with another 400 waiting in the enrollment process, and 900 buildings participating in the e-cycle program with another 3,975 buildings in the enrollment process.

In April, the Department will begin the enforcement of the State's electronic waste disposal ban, which prohibits residents from disposing of electronic waste with their refuse. In addition to the e-cycleNYC program, City residents can drop off unwanted electronics at more than 95 locations across the City, including any Salvation Army, Goodwill, Best Buy, or Staples store. Starting this year, we are doubling the number of SAFE Disposal Events held in each borough to give city residents more opportunities to properly dispose of electronics, household hazardous products, and prescription medications. Last week the Department sent "SAFE Disposal Event" mailers describing the program expansion and accepted materials to households across the city. The first event will be held on Saturday, April 11<sup>th</sup> at Midland Beach on Staten Island. Information on the dates, times and locations of each of these events is also posted on our website at [nyc.gov/safedisposal](http://nyc.gov/safedisposal) and may be obtained by calling 311. Additionally, the Lower East Side Ecology Group is hosting 22 neighborhood collection events this spring which began just last weekend and will continue through June. They are also accepting requests to host fall events.

We look forward to working collaboratively with this Committee and the Council in supporting all of our recycling and sustainability efforts to promote a cleaner and greener New York City.

### **Clean Air and Energy Highlights**

Improving the fuel efficiency of our medium and heavy-duty fleet and the energy efficiency at our facilities continues to be an important Department goal that helps build on the progress we've achieved to date in meeting and exceeding current clean air and energy goals. One-hundred percent of our agency's fleet currently utilizes state-of-the-art, electronically controlled clean-diesel engines, and ninety-nine percent of our fleet is equipped with the best available diesel retrofit technology. Also, the use of hybrid-electric light-duty vehicles has reduced the Department's light-duty fuel consumption and greenhouse gas emissions by approximately 50%.

In calendar year 2015, DSNY acquired and put into service 7 new second-generation hybrid-electric street sweepers. The Department now has a fleet of 14 of these advanced and fuel-efficient vehicles. The second-generation hybrid-electric sweepers are also capable of generating up to 10 kilowatts of electrical power -- enough to power a small garage during a blackout. In FY 16, the Department is expected to take delivery of approximately 400 clean diesel vehicles, of which 25 will be collection trucks equipped with "Power On Demand" technology that we expect will save fuel and reduce GHG emissions.

The Department's entire diesel fleet currently utilizes B20 from April to November, and B5 from December to March. Since August 2006, DSNY has reduced over 3 million gallons of petroleum made from fossil fuel. To accommodate a growing number of Electric Vehicles in our fleet service beyond the 42 electric vehicles we currently have, the Department has installed 49 "Level II" (220 Volt) EV chargers at various districts throughout the five boroughs.

I am also proud to announce that in October of 2014, the Department was a recipient of the prestigious Green Fleet Magazine "2014 Sustainability All-Star Award", and as new technologies arise, we will be at the forefront for maintaining the Department's reputation as having one of the cleanest municipal fleets in the country.

To promote an improved working environment while using less energy, many of our facilities utilize high efficiency lights with occupancy sensors to control lighting, and the expansion of rapid roll doors that conserve heat and cooling in our garages is continuing. The Department also received grant funding for multiple building projects, including two 50-kilowatt solar installations completed at the Queens East 13 garage and the Brooklyn South 14 garage, eleven lighting automation projects to provide lighting only where needed, including at our more than one-million square foot Central Repair Shop, a summer boiler installation at our Betts Avenue facility to supply hot water to the Central Repair Shop and neighboring NYPD repair shop, and one pilot project for the conversion to an instantaneous on-demand hot water heater.

We will continue to explore and test the latest green energy technologies and lead the way in promoting sustainable green practices for our fleet and buildings.

### **Workplace Equity and Diversity**

One of the most important missions of the Department, and an important goal for me, is to ensure that equal opportunity is available to all within the agency. In keeping with the City of New York's program to make its workplaces more inclusive of all the different people who make up our great City, I am proud to announce that our former Office of Equal Employment Opportunity is now the Office of Equity, Diversity and Inclusion. This new office will foster an agency-wide work environment that empowers all members of our workforce and ensures the fair and equitable treatment of all workers.

Equality of opportunity is an agency priority with full support of Department leadership. For our uniformed females, the Department has been dedicated to making appropriate adjustments such as proper facilities for women, including restrooms, locker-rooms and shower facilities. Additionally, the Department undertook extensive outreach during its most recent Sanitation Worker Exam recruitment campaign by providing specialized outreach specifically to minority and female populations of New York City. Over 93,000 applied and 73,000 took the exam. In my first year as Commissioner, I am proud of the Department's outreach efforts to women and minorities, and I am committed to building upon these achievements.

### **Closing Remarks**

This concludes my testimony, and I look forward to working with this Committee and the Council on future sanitation-related issues. Thank you for this opportunity to testify today, and my staff and I will now be happy to answer your questions.

**TESTIMONY OF HARRY NESPOLI**

**PRESIDENT UNIFORMED SANITATIONMEN'S ASSOCIATION,  
LOCAL 831, INTERNATIONAL BROTHERHOOD OF TEAMSTERS  
BEFORE**

**NEW YORK CITY COUNCIL SANITATION AND SOLID WASTE  
MANAGEMENT COMMITTEE HEARING  
ON**

**FY2016 PRELIMINARY BUDGET**

**HON. ANTONIO REYNOSO  
CHAIRPERSON**

**MARCH 25, 2015**



Good afternoon, I want to thank the Chair person Councilmember Reynoso and the members of the committee for this opportunity to address you today.

We are all familiar with this annual budget dance. I come and talk about headcounts, plows, trucks, sweepers, haulers and equipment. Trust me I will be talking about those issues.

But before I say another word I have to address a problem that has been festering and neglected since the first woman entered the department nearly 30 years ago: the need for safe, clean, comfortable, and designated shower and locker facilities for women!

There are currently 155 women who proudly serve as Sanitation workers in our city. They can be assigned to any garage, anywhere in the city at any time. Unfortunately, too often when they arrive they find there may not even be a place for them to go to the bathroom, much less take a shower.

It's an outrage! And, we have allowed this disgrace to continue for far too long.

For 30 years now, whenever the issue has been raised we have gotten nothing but an endless stream of empty promises. I recognize this city and this department have been faced with unprecedented challenges over that time. From the closing of the landfills; a major fiscal crisis and budget cuts; the tragedy of September 11<sup>th</sup>; the devastation of Sandy; countless blizzards and snow storms; and even a tornado in Queens, all may have made the need for lockers and showers seem unimportant.

Well, that's easy to say for men and women who don't spend their days hauling trash in the hot summer sun or freezing winter cold, to say. Every one of those 155 women, who are out on the streets doing the same dangerous work standing side-by-side as the man standing alongside her, is entitled to take a shower before leaving the garage!

That's not to say there are no facilities for women. There are garages throughout the department where women can take a shower. Of course, it might involve having to walk the length of a city block across an open garage. Or, maybe cross the street to another building. Even at that, when you get to the locker room and you are liable to find the floor covered with glue traps; or cracked tiles on the floor and walls.

Frankly, some of these facilities are disgusting. Just look at these photos.

I also want to introduce you to two of my members who can tell you what it is like; Latoye Wilson, who has been with the department for 16 years and Cassandra Canelo who was appointed less than a year ago. Both these women are assigned to Queens West 1 in Astoria.

Please ask them what they and the more than 150 other women must endure every day, then explain that there is nothing we can do.

Well, we can do something. And, we must do something. We cannot wait another day much less another 30 years to provide decent locker room, lavatory and showers for women within this department.

This is not a situation that is going to go away. In fact, if we do not act now the problem will only get worse. In 1986, we welcomed our first woman. Today, there are 155 women nearly 70 of them are single parents. How many more women will we add to our rolls in the coming years?

It's a number that is sure to rise. During the most recent exam nearly 7,000 of the 72,000 hopefuls who took the test were women.

I know there is money in the facilities budget for restoration and renovations, how much I don't know. I don't care if we have to use monies set aside for 2017, 2018, or 2019. We cannot put this off any longer.

It's time we find the money to provide the facilities that recognize their hard work and show them the respect and dignity they deserve.

Now, I'd like to address two additional vitally important issues; the DSNY truck fleet and street cleaning.

There are currently 2,700 "garbage" trucks in the fleet, and most of them are ready for retirement. Historically these vehicles were to be taken out-of-service on a seven year rotation. Last year we were informed the department wanted to transition to a 10-year rotation.

We fought that proposal arguing that seven years was too long. Especially in the wake of Sandy, and severe winters we have experienced. These are the trucks that were in service around-the-clock helping to carry the debris Sandy left behind. They have been ridden into the ground.

Despite the city's promise to retain the seven-year rotation, those trucks are now in their ninth year of service. As of now there are only 100 new trucks are on order. Orders that take up to a year to be fulfilled, so the reality is we are in a 10 year rotation for those 100 trucks.

Because of all the wear-and-tear on these vehicles at any given time anywhere from 20 to 30 percent of the fleet are out of service for repairs and maintenance. Our members cannot do the job, without working equipment.

We need new trucks and we cannot wait 9, 10, 11, or 12 years to replace the aging and overstressed equipment on the streets.

Finally, I want to discuss street cleaning. This department was founded on street cleaning, and the enduring image of the DSNY is a worker pushing a broom along a curb.

Well, I say let's take what's old and make it new again. Last year this Council allocated \$3.5 million for a street cleaning initiative. Well, when I first came on this job the department had one of the efficient and effective street cleaning teams.

They were called the "scud" team. It consisted of 100 workers, and when there was a particularly difficult problem, a special event, a block party or a situation that needed special attention, the team would be called in. By the time they were finished the area was spotless.

That highly effective program was eliminated during the fiscal crisis in the late 1970's. Why not look to what worked in the past and restore these teams? They worked then, and I know they can work now.

Thank you.



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Daniel D. Brownell  
*Commissioner and Chair*

**Testimony of Commissioner Daniel D. Brownell  
of the New York City Business Integrity Commission before the  
Committee on Sanitation and Solid Waste Management of the New York City Council on the Fiscal Year  
2016 Preliminary Budget, and the Mayor's Fiscal Year 2015 Preliminary Management Report**

**March 25, 2015**

Good afternoon Chair Reynoso and Members of the City Council's Sanitation and Solid Waste Management Committee. My name is Daniel D. Brownell and I am the Commissioner and Chair of the Business Integrity Commission ("BIC"). Thanks to Mayor de Blasio, I have been at the helm of BIC since June 16, 2014. As a former prosecutor, I've made numerous appearances in court, but this is my first time appearing before this legislative body. With me today is Deputy Commissioner of Operations and Chief of Staff Peggy Tierney, Assistant Commissioner for Legal Affairs John Curry, and the Director of Policy Salvador Arrona. Thank you for inviting me to testify before you today.

*Agency Overview and Recent Successes*

Let me begin my testimony by providing you with a broad agency overview. For those of you who are not familiar with BIC's jurisdiction, BIC is the City agency that is responsible for investigating, licensing, and regulating two active industries: the City's commercial trade waste industry and the businesses that operate in the City's public wholesale markets. BIC also regulates a third industry, the shipboard gambling industry, but presently no businesses are licensed to operate in New York City. BIC's core mission is to ensure that all of these industries are free from organized crime and other types of corruption, and are able to provide services in an open, competitive and fair market.

The first industry that BIC regulates is the commercial waste industry. In this particular industry, businesses ranging in size from sole proprietorships to publicly traded corporations that provide for the removal of commercial trade waste such as putrescible and recyclables, construction & demolition debris, landscaping waste, and other more specialized forms of waste like yellow and brown grease and non-hazardous electronic waste, commonly referred to as “e-waste.” To give you a sense of the size of the commercial waste industry, as of February 2015, there were 257 active trade waste licensees, 1,025 class-2 registrants that haul construction and demolition debris, 656 class-1 registrants typically known as “self-haulers,” and 69 active class-2 trade waste broker registrants. This is a total of 2,007 active companies in the trade waste industry.

In addition to regulating the commercial waste industry, BIC also regulates wholesale and other market businesses that operate in the City-owned public markets as well as the area adjacent to the Hunts Point Produce Market. These businesses supply customers in local, national, and international markets. New York City has 6 robust public wholesale markets: there are 28 active businesses in the New Fulton Fish Market, 62 in the Hunts Point Produce Market, 25 in the Hunts Point Meat Market, 38 in the Hunts Point Adjacent Area, 8 in the Gansevoort Meat Market and 18 in the Brooklyn Wholesale Meat Market. There are a total of 179 wholesalers, loaders, unloaders, trade associations and other market businesses operating in the regulated areas.

BIC’s operations revolve around licensing, in-depth intelligence gathering, rigorous legal analysis and ongoing investigation and enforcement of the industries it regulates. BIC also develops and implements policies designed to further promote competitive industry growth, increase customer protection, and set meaningful standards of service. We routinely coordinate with other law enforcement entities such as the Offices of the City’s five District Attorneys, the United States Attorneys’ Offices for the Southern and Eastern Districts of New York, as well as our city partners: the New York City Economic Development Corporation (NYCEDC), the Department of Sanitation (DSNY), the Department of Investigation, and the Department of Environmental Protection on matters

of enforcement, policy and regulation. I will now detail a few of the agency's major accomplishments during the past year.

### *Agency Highlights & Initiatives*

BIC has undertaken a reorganization of the agency's Legal, Investigative and Licensing Units, and we are confident the result will be much greater efficiency in these critical areas. Last week we brought on a new General Counsel, who brings with him several years of experience at the Manhattan District Attorney's Office in areas relevant to BIC's work. We have also brought on a high-level manager with extensive experience in investigations and vendor integrity to oversee the day-to-day operations of the Licensing and Background Intelligence Units. This has allowed two of BIC's most senior attorneys to devote their talents and experience full-time to the extensive legal matters of the agency. We have also implemented regular case reviews with the legal staff, which has resulted in the completion of several aged, somewhat stagnant cases. In the past few months, we lost two valuable employees in our Investigations Unit due to other job opportunities. However, we were recently able to replace them with very well-qualified individuals with extensive investigative experience.

Additionally, this past November, BIC brought on a new Director of Information Technology with a background directly related to the work of BIC. In addition to a strong background in computer forensics, he has also been involved with implementing and trouble shooting a new agency database. In October 2013, BIC launched NIMBUS, an integrated data management system. While the system meets the needs of the agency, we continue to improve and enhance its functionality to maximize its potential.

As an important part of BIC's reorganization, we have promoted a number of staff members in all areas of the agency. We are very fortunate to have several outstanding employees at all levels, and it is important to us to recognize their efforts, and ensure that their talents and experience are maximized to the benefit of the agency. We continue to review all policies and procedures in all areas of our

operations to identify ways in which BIC can not only operate more efficiently, but increase its presence in the areas under its purview.

As a law enforcement and regulatory agency, BIC ensures that all participants in the trade waste removal industry abide by the law. Any individual or business that fails to comply with any of BIC's rules or regulations, may be issued an administrative violation or be criminally prosecuted. Two trends in the industry that BIC has observed involve the theft of cardboard and the theft of used cooking oil. To the untrained eye, commercial trash like cardboard that is placed on the curb for pickup all looks the same and may seem worthless. However, this is not the case since some recyclable materials- particularly cardboard- are valuable commodities. The theft of recyclable materials like cardboard is behavior that negatively and unfairly impacts both the licensed trade waste businesses and the customers they serve. The agency has zero tolerance for any type of illegal activity and BIC addresses the issue of cardboard theft by utilizing its investigative, enforcement, and legal arms to find and punish the perpetrators of such activities.

Yet another valuable recyclable material that many view as worthless is used cooking oil. The transport of used cooking oil from commercial establishments must be performed by a trade waste hauler licensed by BIC. The illegal transporting of used cooking oil has grown recently because it is a comparatively inexpensive and easily refined material that is used to produce biodiesel fuels. The amount of used cooking oil discarded by commercial establishments in the City has made it an attractive market for both legitimate used cooking oil haulers who are licensed by BIC and unlicensed operators who oftentimes steal the material. For example, BIC recently denied the license application of a company called Oil Gorillas Inc. that collected and recycled used cooking oil. Oil Gorillas was in the business of removing and transporting used cooking oil since February 2012. Ultimately, BIC's vigilance resulted in the denial of Oil Gorillas license renewal application. Among other items of concern, in addition to finding that Oil Gorillas had failed to disclose a principal of the business, BIC found that Oil Gorillas violated the Commission's rules by illegally transferring its license to numerous

unlicensed individuals and unlicensed companies. In addition, BIC found that Oil Gorillas did not keep required business records. The denial of the license renewal applications of companies such as Oil Gorillas, Inc. reflect the Commission's effectiveness in its efforts to ensure that only licensed companies that play by the rules can operate in this industry.

BIC supports any and all efforts to ensure that the public wholesale markets in the Bronx flourish. During the first week of March, Mayor de Blasio announced a plan to invest money to revitalize the infrastructure at Hunts Point and create new spaces for small businesses. To meet this goal, we are doing our part at BIC by continuing our partnership with NYCEDC by providing law enforcement support and protecting the City's interests.

#### *FY16 Preliminary Budget and FY15 PMMR*

With that, I would now like to address BIC's preliminary Fiscal Year 2016 budget and Fiscal Year 2015 PMMR. When I speak of Fiscal Year 2015 figures I will be using figures from the 2015 Adopted Budget and BIC's performance position as of February 2015.

BIC's preliminary expense budget for 2016 is \$7.44 million. Of that amount, \$5.37 million is allocated to pay for Personal Services ("PS") and \$2.07 million is designated for Other Than Personal Services ("OTPS"). The \$32,887 increase in BIC's 2016 PS budget is funding for the DC 37 Union Collective Bargaining agreement. BIC's authorized headcount has remained consistent at 80 full-time employees (Fiscal Year 2015 reflected 1 additional federal forfeiture funded line). The \$1.09 million differential in BIC's overall OTPS Budget for 2016 is largely attributable to the agency's receipt in 2015 of substantial Federal Asset Sharing Forfeiture funds, which may be used to further the law enforcement efforts of the agency.

On the revenue side, BIC's preliminary budget for Fiscal Year 2016 is \$5.96 million. The differential from 2015 is attributable to the aforementioned Federal Asset Sharing funds. For 2016, BIC is projected to collect \$3.87 million in trade waste license and registration application and investigation



fees, which is a decrease of \$243,200 from 2015. This decrease is due to the 2 year renewal cycle for trade waste licenses and registrations. BIC receives more renewal applications in the odd years than the even years. For 2015, BIC is on target to collect \$4.12 million in these fees. Through the end of February 2015, BIC has collected \$3.17 million, or approximately 77% of its revenue target. Licensing and registration application and investigation fees account for 69% of the agency's revenue, which is consistent with previous years. The amount of the license and/or registration application fee depends on the type of business and the material it transports. The application fees range from \$1,000 to \$5,000 and are granted on a 2 year renewal basis.

Through responsible enforcement efforts, BIC is projected to collect \$1.5 million in fines and forfeitures for Fiscal Year 2016. In Fiscal Year 2015 BIC is on target to collect \$1.5 million in administrative fines and forfeitures, which accounts for 25% of the agency's revenue. Through February 2015, BIC has issued 808 trade waste violations and collected \$1.18 million in administrative fines and forfeitures (which includes violations for infractions such as unlicensed and unregistered trade waste activity, failure to meet reporting requirements, and illegal dumping). BIC issued 544 trade waste violations and collected \$1.08 million in administrative fines and penalties during the same period in Fiscal Year 2014.

The remaining portion of the revenue budget relates to charges for services and fees, which include market business application fees, investigative fees, and other market fees, and accounts for approximately 6% of BIC's revenue. Market application fees range from \$3,750 to \$7,500 and are issued on a 2 or 3 year renewal cycle. BIC's Fiscal Year 2015 expected revenue for these fees is \$360,500, and as of March 1, 2015, BIC has collected \$272,280. In Fiscal Year 2016, BIC is projected to collect \$588,000 in charges for services and fees, an increase of \$227,500. This is due to the 3 year renewal cycle for market application fees.

BIC participates in the federal El Dorado Taskforce along with many other local law enforcement entities. As part of our involvement, the agency receives shares of settlements achieved by

the Taskforce that reflect our participation. BIC must adhere to strict federal guidelines on the use of these funds, which are subject to periodic audit. These funds, which supplement BIC's City budget, may be used for staff, training, equipment, software and other needs related to the investigative functions of the agency. They may not supplant BIC's City funded budget. In Fiscal Year 2015 BIC received \$1.7 in forfeiture funds, by far its largest amount ever.

Since assuming the position as Commissioner of BIC in mid-June of 2014, the agency has made improving performance in all areas a priority. While these efforts take time to be reflected in the statistical indicators, and in fact may initially have an adverse impact on them, we have begun to see marked improvement in some areas in the past four months. Since November 2015 the average age of a pending waste hauling application decreased by 17%, and the number of license and registration applications approved increased by 34%. In addition, the average age of a pending public wholesale market application decreased by 23%, and the number of registration applications approved increased by 33%. In Fiscal Year 2015, BIC issued 7 denial decisions against trade waste applicants, and in Fiscal Year 2016 to date, BIC has issued 17. Denial of an application is the strongest administrative enforcement action the agency can take, reflecting considerable investigative and legal effort. It also has a significant impact in terms of maintaining a fair and competitive marketplace.

### *Research Initiatives*

We would like to provide you with an update regarding the topic of special trade waste districts, or as it is more commonly known "commercial waste franchise system." Any proposed changes to replace some or all of our current open-market commercial waste system—including the idea of introducing a commercial waste franchise system—must be studied extensively before any policy decision is considered. As part of BIC's powers enumerated in the administrative code, BIC has the authority to conduct studies into the commercial waste sector in order to assist the City in formulating policies. To this end, we are in the process of finalizing an agreement with New York University's

Center for Urban Science and Progress (CUSP), who will be tasked with conducting a comprehensive study that examines all the impacts of adopting a commercial waste franchise system in New York City. We are fortunate that we have great City partners to help us with this endeavor, including the Mayor's Office of Data Analytics (MODA) and DSNY, both of which will be providing technical assistance and will be members of our working group as we move forward with this study.

BIC has also met with the members from the Environmental Justice Coalition, and your Office, Chair Reynoso. We are committed to engaging all stakeholders, especially the City Council, and we will continue to have conversations with all interested parties.

Yet another area in which BIC has been working on is our relationship and dialogue with community composters who operate "community-based compost sites." Community composters have asked BIC to provide clarification and guidelines as to BIC's regulatory scheme in regards to their community-based efforts to collect and transport organic waste from local businesses to their community composting sites. BIC has been actively engaging with leaders and members of this community in developing a policy that supports organic waste diversion through composting. As part of BIC's efforts to understand the composting community, BIC has visited community composting sites, and met with members of the composting community in our offices to further our dialogue, collect important information about the work community composters are doing and the future of composting in the City, as well as obtain feedback as we develop our policy.

BIC understands the need to increase our organic waste diversion rates and the important role that community composters and commercial carters can play in this effort. BIC is fully committed to supporting all efforts. We all share the same goal of diverting certain materials, including organic waste, away from our landfills. Organic waste can be composted and used for soil enrichment and energy purposes. BIC in no way, shape or form wants to hinder any efforts towards diverting the City's organic waste. As such, we would also like to make clear that BIC has not issued any violations to community composters. In order to support the community composters, it is my goal that in April BIC

will provide a framework within our regulatory scheme to encourage community composters to collect and transport organic waste.

As you know, the landscape of organic waste collection and processing is evolving. Our current infrastructure to handle organic waste has limited capacity, but this will not be the case in the future. There will be a greater emphasis on certain commercial businesses to source separate their organic waste once the organic waste law is fully implemented. BIC is committed to evolving along with the composting environment in the City, and looks forward to working with both the City Council and other agencies in continuing to develop sustainable policies to better our City.

#### *Closing Remarks*

My first year at BIC has been active and I am grateful to the entire BIC staff for all of their work. We look forward to continuing to fulfill BIC's mission in the coming years.

This concludes my testimony. I would be happy to answer any questions you may have.

# Brad W. Taylor

bradbury@me.com @NYCMrTaylor

TEL (212) 898 0342 FAX (815) 366-8095

March 25, 2015

## Testimony to the NYC City Council Sanitation Committee

### RE: Decommissioning the West Harlem Marine Transfer Station

Dear Chair Reynoso and Members of the Committee,

My Name is Brad Taylor. I have lived for twenty two years in Manhattan Community District 9 comprising of the West Harlem neighborhoods of Hamilton Heights, Manhattanville and Morningside Heights. I have served on my local Community Board for close to nine years.

I and a number of other local residents are here today to seek your assistance in getting the Department of Sanitation (DOS) to complete the decommissioning of the West Harlem Marine Transfer Station (MTS).

The West Harlem waterfront is one of the most cherished features of our part of the city. Unfortunately our waterfront has been littered with more than our fair share of environmental burdens including the massive North River Sewage Treatment Plant, numerous MTA bus depots, a large DOS stockpile of salt, a major gas pipeline metering station and last but certainly not least the Dept. of Sanitation's West Harlem Marine Transfer Station on the Hudson River at approximately West 136th Street.

Against this backdrop the Community Board and environmental groups such as West Harlem Environmental Action (WEACT) have fought and continue to work towards a goal of revitalizing and beautifying our waterfront. A major success in this regard was the opening of the West Harlem Piers Park in 2008. Our community's vision extends to the revitalization of the MTS which is currently a blight on our waterfront. WEACT and CB9 have held community visioning sessions and drafted recommendations that would truly transform the MTS from "Trash to Treasure".

What's needed now is for DOS to complete the decommissioning of this station. It has been over ten years since Mayor Bloomberg agreed the MTS would not reopen. Yet the decommissioning has dragged on while the structure continues to deteriorate. *I urge the City Council in the strongest possible terms to prioritize oversight of this project to ensure that DOS completes this task promptly.*

### The time for action is now!

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "B Taylor", with a horizontal line drawn above it.

Brad W. Taylor

Robin Hollington  
1315 Amsterdam Avenue #9J  
New York, New York 10027  
646-920-4050  
melvinahollington@gmail.com

Good afternoon I am a member of WE ACT. My name is Robin Hollington and I am here to speak about the 135<sup>th</sup> St. Marine Transfer Station.

I've lived in my community with my children for 15 years. We have frequently gone down to the park for peace, sight-seeing and other recreational activities. As I understand the MTS has been wasting away since 2004. Why is this important to me? Its important to me because it could be put to better use for my community to be proud of and create jobs or affordable green markets.

I urge you, the committee of Sanitation and Solid Waste Management, to help with the process of decommissioning the MTS and putting it

to better use for the next generations to come.

Thank You

Robin Hollington

Jonathan Marable  
840 Lincoln Place  
Brooklyn, NY 11216  
(718) 644-2535  
[jonathan.b.marable@gmail.com](mailto:jonathan.b.marable@gmail.com)

Dear Committee on Sanitation and Solid Waste Management,

My name is Jonathan Marable, and as a millennial who was born and raised in New York City I am a part of a universal collective that holds the future of our beloved city in its hands. For too long, our communities of color have been the recipients of the undesirable aspects that of our city's fabric such as the city's waste transfer stations and sewage treatment plants. For too long, we have been forced to bear the burdens of environmental degradation and sacrifice our health for the sake of our city's function such as asthma and cancers. For too long, the city has placed nuisances in our backyards without regard for who is affected, and our voices of dissent have been drowned out by the more affluent and more powerful.

The closing of the Marine Transfer Station was a victory not only for the West Harlem community but for New York City as a whole. It was unlawful and inexcusable for the city to discriminate against the people of Harlem on account of their income or race, and the closing of the MTS station was a victory for justice. There are more battles to be fought in this war for equal rights and environmental justice.

Right now, we need to decommission the Marine Transfer Station. Right now, it stands as an open sore of injustice wrought upon West Harlem that needs to be healed. Right now, plans for reuses and remodeling that would enhance West Harlem present multiple opportunities that can help build up the community. Yet right now, these opportunities are rotting away with every piece that falls off of the Marine Transfer Station structure as it stands now.

By decommissioning the Marine Transfer Station, you can help heal this sore of environmental injustice. By decommissioning the Marine Transfer Station, you will give us the power to reclaim this part of our neighborhood which for so long has suffered and sacrificed so much for the city. By decommissioning the Marine Transfer Station, you will allow us to utilize this structure for a purpose that we as a community and as New Yorkers would be proud to call our own as we move into a more equitable and sustainable future. The time for inaction is over. The time to decommission the Marine Transfer Station is now! Thank you for your time.

***Cecilia Davis***  
***3150 Broadway, #16E***  
***New York, NY 10027***  
***Phone: 646-685-1894***  
***Email: Ceciliadavis295@yahoo.com***

March 25, 2015

Good Afternoon Committee Council Members,

My name is Cecilia Davis. I've been a Harlem resident for 15 years, I have two children and I am member of WE ACT. I enjoy going to West Harlem Piers to read books and watch the children shows every summer. I realize that the MTS has been closed since 2004 and as a WE ACT member I support the decommissioning of the MTS so we can make better use of the space for our community like: building green gardens, practicing hydroponics and aquaculture, operating a waterfront environmental center or managing a farmer's market. An urban farm would provide more fresh fruits and vegetables or a science barge project would be an excellent educational resource for our youth.

I ask you to stand with us on this initiative as we work to make better use of this facility so that it doesn't just sit and rot away. I'm providing my testimony today to urge the committee on Sanitation and Solid Waste Management to decommission the MTS from the Sanitation Department to the NYC Parks Department. I strongly believe this process will foster greater benefits to the community.

Thank you,

Cecilia Davis



Tina Johnson  
3150 Broadway #18A  
New York, New York 10027  
917-805-8279  
aurice@live.com

Good evening members of the Committee of Sanitation and Solid Waste Management. My name is Tina Johnson and I am Vice President of the Grant Houses Tenant's Association. I am here to speak about the decommissioning of the West Harlem Marine Transfer Station and the rezoning of the MTS for community use. Therefore I respectfully ask that you consider the following recommendations on the subject.

I am a lifelong member of the West Harlem community, having been born and raised in the area. I am also a mother of three who have also been born and raised in the area. My children are the fourth generation of my family being raised in this neighborhood. As lifelong residents we have lived with the many environmental hazards and problems that came with it. Both my daughter and I suffer from chronic health conditions that affect our breathing. Decommissioning the MTS and rezoning it for community use is an opportunity to create green jobs and educational opportunities that can potentially improve the environment in this community. It is an opportunity for youth and neighborhood residents of all ages to be engaged more productively in the community.

In conclusion rezoning the MTS is an opportunity to bring a green space in the form of jobs and educational opportunities to mitigate past wrongs concerning the health of the West Harlem.

Thank you for your time, attention and consideration in accepting my testimony.

Sincerely,

Tina Johnson

SIMEON JORDAN  
3250 BROADWAY APT 7D  
NY, NY 10027  
917 535 5401  
simeonjordan@yahoo.com

My name is SIMEON JORDAN I have been living in west Harlem for 13yrs. I frequent the pier for peace and sanctuary because the view is relaxing.

I would like to talk about decommissioning the MTS on west Harlem piers park because its been unoccupied since it was closed 2004. The redevelopment of the MTS property is a priority because it would provide economic value to the community by reducing crime, providing jobs, and constructive activity. As a member of the community and part weact; some proposals for this project could be: solar panels and green production. Solar panels would save the community money and energy. Another resource to improve this property would be to create green production for higher air quality, farming, and affordable green markets. Proper nutrition can strengthen the community by decreasing ailments.

In conclusion, decommissioning the MTS would bring intrinsic value to the community by improving the air , nutrition , and economic quality of west Harlem. Thank you.

SIMEON JORDAN

***Lazelle F Williams  
157-10 Riverside Drive West apt 16S  
New York, New York 10032  
646-299-6530  
Lazellefwms@yahoo.com***

March 15, 2015

Dear Ladies and Gentlemen

Good afternoon, please accept my written testimony concerning the 135<sup>th</sup> St Marine Transfer Station (MTS), which is located at 135<sup>th</sup> Street along the West Harlem Hudson River waterfront. My name is Lazelle Williams and I reside at the above stated address, which is just north, by about 1 mile, from the MTS. Also, adjacent to the MTS is the Riverbank State Park and the West Harlem Piers Park. I visit both these sites frequently especially during the summer, when I can enjoy an outdoors concerts taking place there, or using the recreational facilities or to just ride my bicycle along the bike path. This area is very important to me and others who have enjoyed the benefits of an improved quality of life that the parks offer. I am also a member of WEACTION and an advocate for my neighborhood as an environmentally healthy, economically vibrant and sustainable community.

The MTS has a past history of accepting the garbage for the borough of Manhattan 24 hours a day, 7 days a week. This was a time when Harlem was not robustly defended as it is today by its present environmental and community based advocates. This area of West Harlem had been targeted as a dumping ground of all sorts of hazardous wastes and abandoned debris, exposing residents to harmful toxic materials and conditions. With the development of the Riverbank and West Harlem Piers Parks, driven by effective community board leadership, and the guidance of environmental justice advocacy groups along with the input of concerned citizens this area has been slowly transforming itself from what was once trash to a treasure. The treasure being that which encompasses the community's vision and where quality of life is enhanced for current and future West Harlem residents.

I am providing my testimony today to urge the City Council of NYC to ensure that this transformation continues by ensuring that the MTS decommissioning process is completed by both the Department of Sanitation and the NYSDEC. And that the MTS is transferred to the jurisdiction of the DCAS and ultimately to NYC Parks Department or another suitable public agency where the community benefit agreement and interests would be implemented and realized.

Thank you for your time and your consideration in accepting my testimony.

Sincerely,  
Lazelle Williams

# Testimony for Public Hearing - Committee on Sanitation and Solid Waste Management - March 25, 2015

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*Oronde K. Tennant*  
945 Saint Nicholas Avenue, #1D  
New York, New York 10032

Good morning Sanitation Committee Members. My name is Oronde Tennant and I am a WE ACT member, Harlem resident and graduate student. I am also the co-founder and former president of WE ACT at City College. WE ACT @ CCNY is a student-led outgrowth of WE ACT for Environmental Justice, a “for impact” organization based in Harlem. Since 2009, WE ACT, Manhattan Community Board 9 and WE ACT @ CCNY continues to advocate to expand the 135<sup>th</sup> Street MTS into a recreational waterfront facility and boathouse. I am here today to ask the city council to support the transformation of the 135<sup>th</sup> Street Marine Transfer Station (MTS) into a publicly beneficial waterfront facility for the West Harlem community. Through a Community Visioning Process participants worked together to develop the following guidelines for redevelopment:

- Provide opportunities for both recreational purposes and community job development through restaurants, fitness and ecological educational classrooms
- Be consistent with the 197-A Plan adopted by Manhattan Community Board 9
- Ensure that the intended re-uses of the MTS are compatible with zoning regulations
- Connect to public transit access and expand existing bus routes
- Improve on-water access to the Hudson River
- Install street-side handicap-accessible ramps which connect the MTS

I am here to ask that you ensure that the risk increased by the 135<sup>th</sup> Street MTS’ operations is not reintroduced into surrounding neighborhoods. We can accomplish this goal by adhering to sustainable practices such as:

- Install solar panels to generate and supply the structure with solar electricity
- Explore the potential for wind energy from the Hudson River
- Develop a storm- water collection system
- Construct green walls and a green roof on the building
- Develop an hydroponics & aquaculture “aquaponics” system/center

Given your role as city officials of the Sanitation Committee, we seek your full support on the completion of the decommissioning process, which is currently limiting our community from moving forward with its vision for a sustainable building that is clean and accessible.

Thank you for your time and consideration.

Sincerely,  
Oronde Tennant

Submission for Sanitation Budget Hearing

New York City Council

Sanitation Committee, Hon. Antonio Reynoso, Chair

250 Broadway NY NY

March 25, 2015

Submitted by Gregory Todd

Member, Community Board 8 Brooklyn

Member, Brooklyn Solid Waste Advisory Board

Facilitator, Imani Garden 1680 Pacific Street

Thank you Council Member Reynoso for the opportunity to speak today on a topic of considerable interest to me personally and many in the gardening community of New York. I must say however that my remarks today are mine alone and do not represent those of any of the community groups on which I serve.

The Sanitation Department currently has administrative jurisdiction over a number of publicly owned lots in Brooklyn and elsewhere in New York City. One of those lots is 48 Warsoff Place. This particular lot, over an acre in size, was seized by the City through the process of eminent domain in 1996. The stated intention of the seizure was to build a sanitation garage for the local community which lacked such a facility. The construction of the garage had the strong support of the local community.

Now, almost 20 years later, no garage has been built on this site. In 2013 a group of gardeners headed by Marissa Provenza and Oliver Lamb noticed this lot on a list of vacant city-owned land prepared by 596 Acres, a local non-profit. This discovery led to a series of discussions with the local Council Member and community board, Board #3, which led to nothing. In particular, the community board refused to even consider allowing gardeners to develop a garden on the lot, citing their continued belief that the Sanitation Department was about to build the long awaited garage. We were separately advised by persons with knowledge of the Sanitation budget and its priorities that it was extremely unlikely that the department would be building a garage in the foreseeable future.

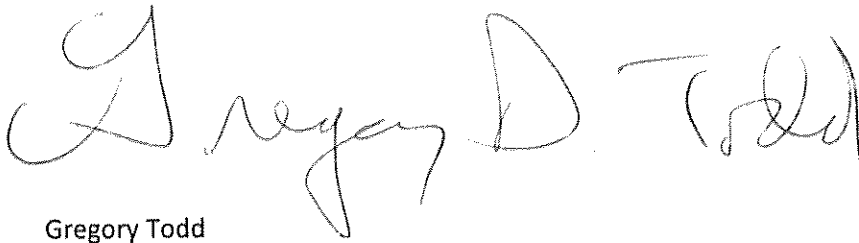
Amidst all of this discussion, unbeknownst to anyone, the Department of City-wide Administrative Services (DCAS) leased the lot for use as a bus parking facility to service an adjacent community.

This represents but one example, albeit an egregious one, of a failure by the City to thoroughly consider uses of publicly owned land that might benefit the community. A group of gardeners and composters are searching throughout the city for a site like the Warsoff site on which to develop a community based composting and gardening facility. The continued refusal of the City and the Department of Sanitation

to take a serious look at our proposal is both frustrating and discouraging. At a time when all city owned land is under pressure for housing development and when 17 existing gardens owned by the city are among those properties being threatened, we can only ask: is a parking lot really the highest and best use of 48 Warsoff?

If the Council Member or other concerned parties would like to discuss our proposal for 48 Warsoff, I can be reached at 718-496-5139 or [gn.todd@verizon.net](mailto:gn.todd@verizon.net).

Respectfully submitted,

A handwritten signature in cursive script that reads "Gregory D. Todd". The signature is written in dark ink and is positioned above the printed name.

Gregory Todd

attachments

48 Warsoff Pl, Brooklyn, NY 11205

Report Sections ▾

One-Page-Report   Print   Email

Property Search   ☒ Address   ☐ Parcel ID

Address or Street

1307 dean street

Search by Address

City, State or Zip or NYC Borough

brooklyn ny

Conduct A New Search

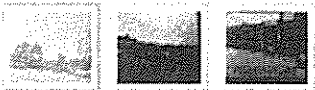
Haven't found what you've been looking for?  
Conduct a new property search using the form.

A. Overview

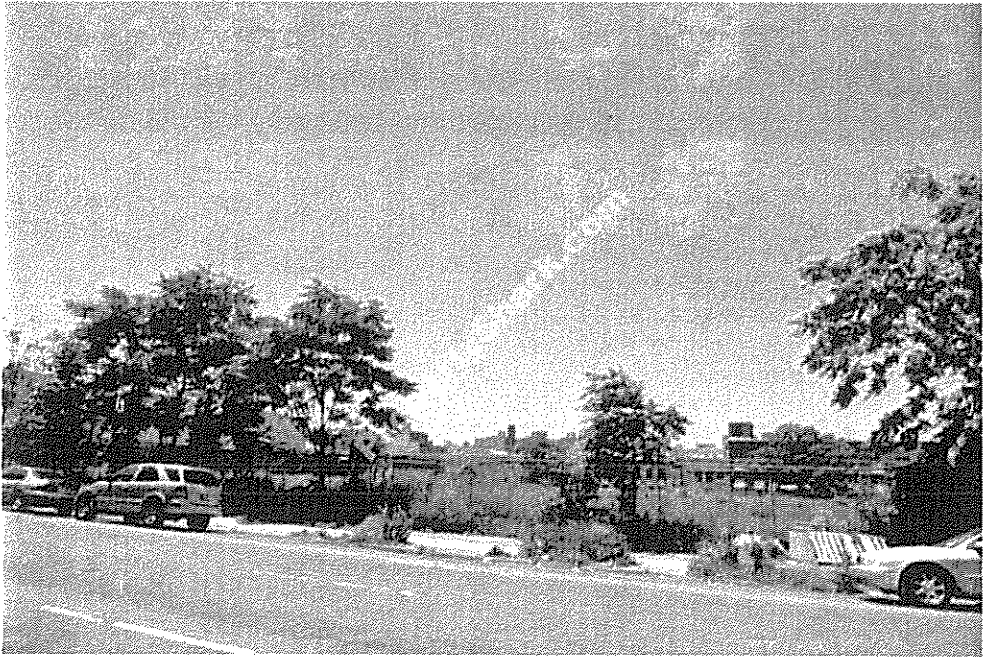
A1. Your Notes

No notes found.

A2. Photos



Upload photos for this property



Uploaded in June, 2012 by Christopher Bride

Google StreetView

Microsoft Bird's Eye View

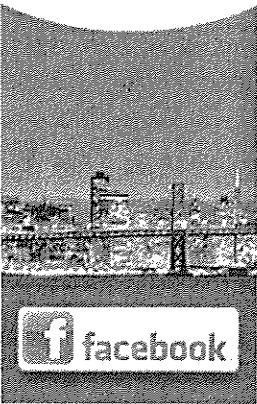
A3. Overview

PropertyShark.com

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updates, news  
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product  
information

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Address

Primary address	48 Warsoff Pl
Zip code	11205
Borough	Brooklyn
Block & lot	01718-0015
First 3 alternate addresses	17-41 Warsoff Pl 44-62 Nostrand Ave

Lot

Lot sq. ft.	47,200 ?
Lot dimensions	281.17 ft x 200 ft
Corner lot	No
Buildings on lot	n/a

Floor Area Ratio (FAR)

Max allowed FAR	2
FAR as built	n/a ?
Maximum usable floor area	94,400

Neighborhood

Neighborhood name	Bedford-Stuyvesant
Historic district	None
Community district	3
Closest police station	0.64 Miles -
Closest fire station	0.30 Miles -
School district number	14
School rating	Greatschools
Census tract	1237.00

Building

Certificate of Occupancy	Click here ?
Building class	Zoned Commercial or Manhattan Residential (V1) ?
Landmark	None
Building dimensions	n/a
Stories	n/a
Has garage	n/a
Year built	n/a
Year last altered	n/a ?

Valuation

Tax class	4
Current value	\$1,806,000
Projected value	\$1,969,000

Use

Residential units	n/a
-------------------	-----

Zoning

District code	M1-2 ?
---------------	--------

Owner

Full name	Sanitation253
Address	125 Worth St
City state zip	New York, NY 10013

Property Maps

Zoning map	13b
Tax map	30608
Sanborn map	303 056

Check the Building Contacts section for ways to reach the owner!

Hazards & Environment

Toxic site on this property	Yes
Neighboring toxic sites	No
E-Designation	None

A4. For Sale

Hide

Post Ad

Market Your Commercial Listing for FREE.

Have your listing displayed in front of thousands of potential buyers by posting it in our commercial for sale section. This enables you to:

- Market your listing for free - no subscription required.
- Reach a targeted audience - thousands of real estate investors visit our commercial for sale section each month.
- Promote your listing in great detail - specify the type of property, upload photos, floor plans and much more.

A5. Sale & Property History

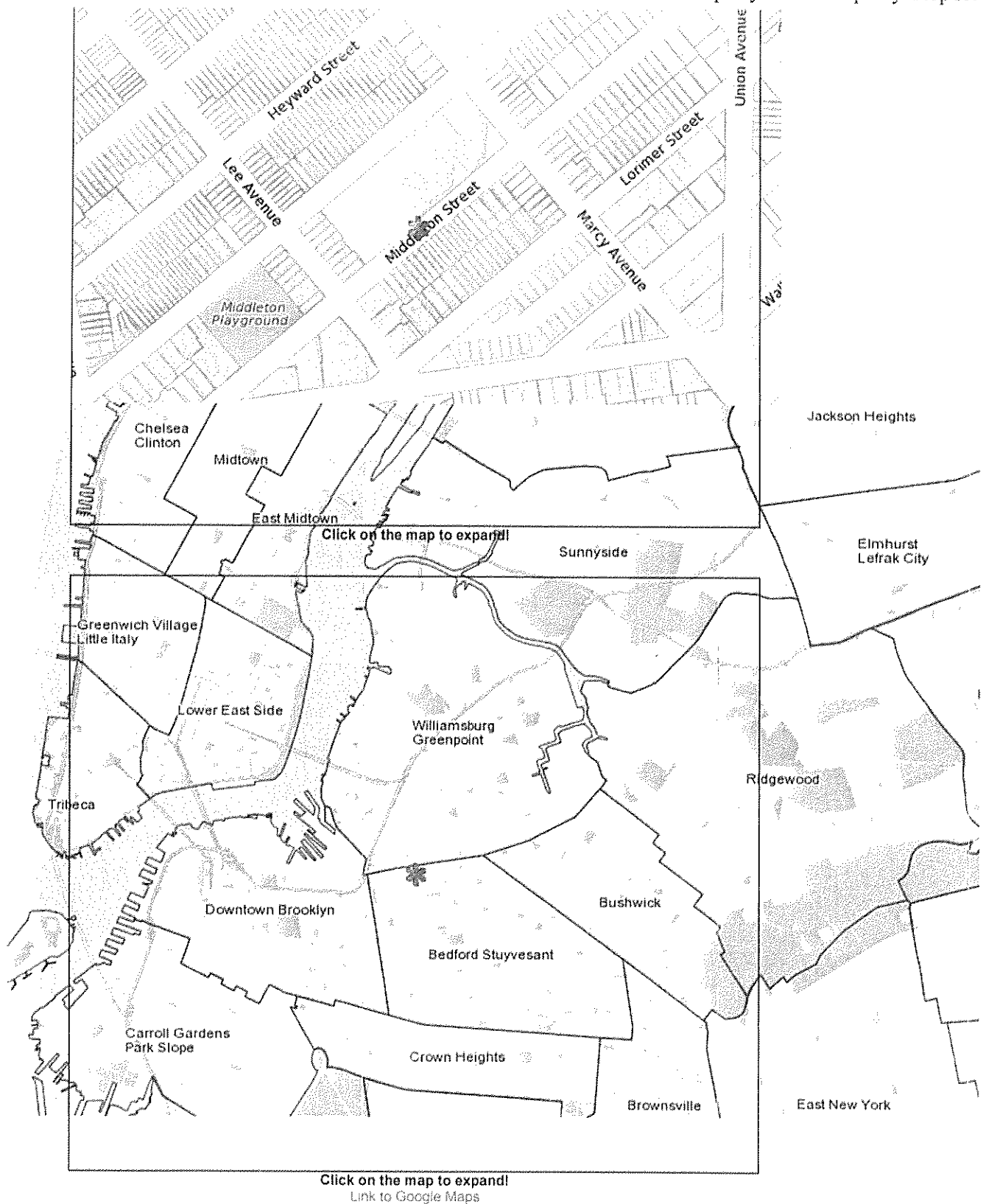
Show

A6. Maps

Hide







B. Owners & Residents

## 01. Ownership

Sanitation253

Address: 125 North St, New York, NY 10013

Source: Assessment Roll

Last recorded: 11/25/2014

## 02. Building Contacts

### Contact Details from Permits

Pre filing date	Owner	Address	Phone number	Job type	Permit
12/2/1996	Gerald N Starkey	180 East Broad St Columbus, OH 43215	(517) 225-7449	Alteration Type 3	i
11/29/1996	Gerald N Starkey	180 East Broad St Columbus, OH 43215	(614) 225-7449	Alteration Type 3	i
11/29/1996	Gerald Starkey	180 East Broad St Columbus, OH 43215	(614) 225-7449	Alteration Type 3	i
11/29/1996	Gerald Starkey	180 East Broad St Columbus, OH 43215	(614) 225-7449	Alteration Type 3	i
11/29/1996	Gerald Starkey	180 East Broad St Columbus, NY 43215	(614) 225-7449	Full Demolition	i
11/26/1996	Gerald N Starkey	180 East Broad St Columbus, NY 43215	(614) 225-7449	Full Demolition	i
11/26/1996	Gerald Starkey	180 East Broad St Columbus, OH 43215	(614) 225-7449	Full Demolition	i
11/26/1996	Gerald Starkey	180 East Broad St Columbus, NY 43215	(614) 225-7449	Alteration Type 3	i
11/26/1996	Gerald Starkey	180 East Broad St Columbus Oh, NY 43215	(614) 225-7449	Alteration Type 3	i
11/26/1996	Gerald Starkey	180 East Broad St Columbus, OH 43215	(614) 225-7449	Alteration Type 3	i
11/25/1996	Gerald N Starkey	180 East Broad St Columbia, OH 43215	(614) 225-7449	Full Demolition	i
11/25/1996	Gerald Starkey	180 East Broad St Columbus, NY 43215	(614) 225-7449	Full Demolition	i
11/20/1996	Gerald Starkey	180 Broad St Columbus, OH 43215	(614) 225-7449	Full Demolition	i
11/15/1996	Gerald N Starkey	180 East Broad Street Columbus, OH 43215	(614) 225-7449	Full Demolition	i
9/5/1996	Herman Freund	7 Quickway Rd Monroe, NY 10950	(718) 828-8700	Alteration Type 3	i

Still haven't found the owner? By opening the permit, you can see who filed the permit and get his/her phone number!

See our dedicated Permit section for details on all filed permits.

### Phone Records of Tenants

Business Residential All

5-C D-I J-N O-T U-W All

Name	Unit	Phone number	Listed	Export
5 Shoe Store Inc	Business	(347) 365-4072	2013	Add to Address Book
A A Deli	Business	(718) 622-3504	2014	Add to Address Book
A S H Unlimited Inc				Add to Address Book

**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: 3/25/2015

(PLEASE PRINT)

Name: Kathryn Garcia, Commissioner

Address: 125 Worth St, Room 720

I represent: DSNY

Address: \_\_\_\_\_

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: 3/25/2015

(PLEASE PRINT)

Name: Dennis Diggins, First Deputy Co

Address: 125 Worth Street

I represent: DSNY

Address: \_\_\_\_\_

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: 3/25/2015

(PLEASE PRINT)

Name: Lorenzo Cipollina, Deputy Comm.

Address: 125 Worth St

I represent: DSNY

Address: \_\_\_\_\_

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: \_\_\_\_\_

Name: Daniel P. Brownell (PLEASE PRINT)

Address: BIC Commissioner

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

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: \_\_\_\_\_

Name: Salvador Arona (PLEASE PRINT)

Address: BIC Director of Policy

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

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: \_\_\_\_\_

Name: Peggy Tierney (PLEASE PRINT)

Address: BIC Chief of Staff

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

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: \_\_\_\_\_

Name: John Curry (PLEASE PRINT)

Address: BIC Assistant Commissioner

I represent: for Legal Affairs

Address: \_\_\_\_\_

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

THE COUNCIL  
THE CITY OF NEW YORK public

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Brad Taylor

Address: 54 Morningside Dr #52 10025

I represent: self.

Address: \_\_\_\_\_

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. Sanitation Res. No. \_\_\_\_\_

☐ in favor ☒ in opposition Budget

Date: 3-24-15

(PLEASE PRINT)

Name: Greg Tall

Address: 866 Park Place Brooklyn NY 11216

I represent: Myself

Address: 866 Park Place

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

Enforcement Money THE COUNCIL  
THE CITY OF NEW YORK Publi

Appearance Card

I intend to appear and speak on Int. No. 495 Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: 3/25/15

(PLEASE PRINT)

Name: ERIC BRUZA ITIS

Address: 37 KINGSLAND AVE

I represent: OUTRAGE, GREY, BK CB1

Address: 2 KINGS RD 435 GRAM

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

**THE COUNCIL**  
**THE CITY OF NEW YORK** *public*

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 3/25/15

(PLEASE PRINT)

Name: Cecilia Davis

Address: 3150 Broadway #16E

I represent: WE ACT in West Harlem

Address: \_\_\_\_\_

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

**THE COUNCIL**  
**THE CITY OF NEW YORK** *public*

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 3/25/15

(PLEASE PRINT)

Name: Tina Johnson

Address: 3150 Broadway #18A

I represent: WE ACT in West Harlem

Address: \_\_\_\_\_

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

**THE COUNCIL**  
**THE CITY OF NEW YORK** *public*

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 3-25-15

(PLEASE PRINT)

Name: ROBIN Hollington

Address: 1315 Amsterdam Avenue

I represent: WE ACT in West Harlem

Address: \_\_\_\_\_

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: March 25, 2015

(PLEASE PRINT)

Name: Oronde Ternant

Address: 416 Saint Nicholas Ave #1

I represent: WE ACT

Address: 1854 Amsterdam Ave

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

**THE COUNCIL  
THE CITY OF NEW YORK** *public*

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Cathy Wilson (Santion Walker)

Address: \_\_\_\_\_

I represent: USA

Address: \_\_\_\_\_

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

**THE COUNCIL  
THE CITY OF NEW YORK** *Public*

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Joseph M. Mpa

Address: 266 Audubon Ave N.Y. N.Y. 10033

I represent: Community Voices Heard

Address: 115 East 106th St. N.Y. N.Y.

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

**THE COUNCIL  
THE CITY OF NEW YORK** *Public*

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 3-24-15

(PLEASE PRINT)

Name: Gray Todd

Address: 866 J Park Place Brooklyn NY 11216

I represent: myself

Address: same

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

**THE COUNCIL  
THE CITY OF NEW YORK** *PUBLIC*

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Jonathan Marable

Address: 840 Lincoln Place

I represent: WE ACT

Address: \_\_\_\_\_

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: \_\_\_\_\_

Name: NORMA RAMOS (SANITATION WORKER)

Address: \_\_\_\_\_

I represent: USA

Address: \_\_\_\_\_

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: \_\_\_\_\_

Name: Vandra Thorburn

Address: 380 Classon Ave

I represent: Vokashi, Inc.

Address: Community based Composting

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: \_\_\_\_\_

Name: HARRY NESPOLI

Address: \_\_\_\_\_

I represent: President USA

Address: \_\_\_\_\_

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: \_\_\_\_\_

Name: CHANDRA CANENO (SANITATION WORKER)

Address: \_\_\_\_\_

I represent: USA

Address: \_\_\_\_\_

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