



# BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE

BRONX, NEW YORK 10455

(718) 585-7117 • Fax (718) 292-0558 • E-mail: brxcb1@optonline.net

*SERVING PORT MORRIS • MOTT HAVEN • MELROSE*



VANESSA L. GIBSON  
BOROUGH PRESIDENT

ARLINE PARKS  
CHAIRPERSON

VACANT  
DISTRICT MANAGER

## ECONOMIC DEVELOPMENT-LAND USE & HOUSING

February 9, 2022

MINUTES

**Mr. Freddy Perez, Jr. Chairperson** said today is Wednesday, February the 9<sup>th</sup> it is the Economic Development-Land Use & Housing Committee meeting. Ms. Rojas could you please take attendance.

**Attendance was taken.**

**Mr. Freddy Perez, Jr. Chairperson** asked for a Committee member to approve the prior meeting minutes.

**Motion made** to approve the prior meeting minutes. Motion duly seconded. Motion called and passed. Motion carried.

**Mr. Freddy Perez, Jr. Chairperson** said that I'm going to ask everyone to mute themselves so that we don't have any interruptions when the presenters are making their presentation. So, at the end of the presentation questions can be asked. Can the presenters please present themselves so that we know who is speaking.

**The presenters, for Waste Management Mid-Atlantic introduced themselves** Ms. Aycan Kaptaner, Community Relations Manager, Mr. Jim VanWoerth, Director of Operations, Mr. Peter Deluca, Senior Manager for Operations and Mr. Jay Kaplan, Senior Environmental Protection and Community Relations Manager.

**Mr. Jay Kaplan, Senior Environmental Protection and Community Relations Manager Waste Management Mid-Atlantic** said so, we are presenting tonight on a number of things we were asked to talk about the Shoreline

## ECONOMIC DEVELOPMENT-LAND USE & HOUSING

February 9, 2022

Pg. 2

Resiliency and what efforts we've put in place and sort of how we characterized the risks along the Harlem River where our facility is at the end of Lincoln. Does everyone on the call know where we are exactly? Our facility, our physical buildings if you cross over the Willis Avenue bridge going into Manhattan we're on the left side of the bridge it's hard to see when you're going into Manhattan because the bridge is so wide but from Manhattan I guess will be easier to describe just as you begin going over the bridge into the Bronx so on the right is our large Transfer Station building, a big green building and our property is sort of long and narrow. Peter flip to the site plan just to sort of give people a vision. You're looking at the elevated roadway that's the Bronx side of the Willis Avenue Bridge and where that hand drawn line is along the shoreline along the Harlem River is our access driveway so just above the end of that line upper left side of that ariel is the end of Lincoln Avenue which basically is our driveway begins where Lincoln Avenue ends. So, then everything on the other side of the Willis Avenue Bridge is our building and we have railroad storage tracks just beyond that. So, that sort of gives you sort of a visual of where we're located. Peter if you can flip back you can go to the second slide, I just wanted to sort of give everybody an understanding of where we are. Aycan or Peter do you guys just want to talk for a minute on this slide here and tell everybody a little bit of background on our facilities so that everybody knows what we do and who we are.

**Mr. Peter DeLuca, Senior Manager for Operations Waste Management Mid-Atlantic** said that I could start it up but really the bullet points speak for themselves. We started in 1999, it's a fully enclosed 60 thousand sq. ft. building, state-of-the-art, with environmental and odor controls. Just from an operational standpoint all the trucks from the Bronx dump there each day we handle 100 percent of the Bronx material residential material and as you can see each car carries up to 88 tons of waste 4 tractor trailers per car so we're talking about all the trailers that we're pulling off of the street up to 200 sometimes a day. Those 6 trains are misleading because those 6 trains are comprised of 30 cars a day up to 50 or 60 when you talk about Brooklyn and Queens. So, we're moving a lot of material all through the rail not just from the Bronx but from Brooklyn and Queens. So, it does add up an as you see on the last bullet point by using the rail instead of trucks to ship the transfer station eliminates 200 round trips each day in and day out on local streets and highways. It's a huge facility and when you look at it you can't get the scope or the picture but when you're on it, it looks like about two football fields and we take in we get 22 hundred, 25 hundred 3 thousand tons a day sometimes from the Bronx and we process it every day. We clean that floor we deodorize that floor and Jay will go into a little more of the odor control and what we have in place there, but it's really a state-of-the-art facility that really runs very well day in and day out. Obviously, there's interruptions every once and awhile but for the most part when you have the rail running through it with the material right there it's a very efficient process and a very close-knit process, and we're very proud of it and we feel that we service the community of the Bronx very well.

## **ECONOMIC DEVELOPMENT-LAND USE & HOUSING**

February 9, 2022

Pg. 3

**Mr. Jay Kaplan, Senior Environmental Protection and Community Relations Manager Waste Management Mid-Atlantic** said just to add to what Peter was mentioning the building was purposely built as a solid waste management facility and we have a ventilation system that handles all of the air from inside the building. What it does it's a combination of two things we exchange approximately 6 volumes of air in this 60 thousand sq. ft. building every hour with our ventilation system and prior to venting the air out of the roof of the building it goes through a particular filter system and also an odor control system so, those technologies are built into our system it runs continuously year-round to remove particulates and odors before we discharge the air from the building. In addition to that we fitted the building with high-speed rubber doors that open and close they move about 2 ft. every 5 seconds so, they open and close very quickly which is really great it keeps the birds and insects from being able to get in and out of the building. In addition to a program, we have to maintain all of our driveways and keep them broom swept. So, there's a lot of environmental controls and conditions that we follow here to operate the facility. Aycan do you want to talk about the next slide.

**Ms. Aycan Kaptaner, Community Relations Manager Waste Management Mid-Atlantic** said I handle community relations we take that very seriously and try to partner up with institutions and organizations across the 5 boroughs but specifically with the South Bronx community just because we have a presence with our Harlem River Transfer Station. So, here essentially is a snapshot of what we've been kind of doing in the last few years. I can tell you for the last 10 years for example we've had an annual event with the Bronx Borough President's Office and with the Bronx Veterans Advisory Council, and we distribute turkey's, to veterans every year at Peter's VA Medical Center it's a little bit outside the district but something that's been going on for a nearly for a decade now and we hope to continue that obviously with the incoming new Borough President. Prior to COVID we were doing a lot of in terms of like educational tours of our facility and the Harlem River Yards and just sort of showing different organizations and schools essentially like what the facility does, who it serves and just kind of educating folks around our operations. So, that is a little bit more on a limited basis now obviously with COVID, but we still continue that, and we've done some great work with the New York Restoration Project, and I think even South Bronx United was actually at our site, NYPD Explorers and like the whole program we've had folks out here from those organizations. In addition to that we have a good relationship with the DREAM school who obviously is going to be coming in and becoming our adjacent neighbor in the Harlem River Yard and we've been working with them on kind of youth mentorship programs we've worked with them on food donation and served like over 200 families in the South Bronx, high need families. We work with City Harvest at their Melrose Mobile Market as well as Inner City Green Team with a combination of all those organizations we actually serve over 900 families with just food and produce. So, with the peak of COVID we also partnered up with the local Councilmember Diana Ayala's Office and did sort

## **ECONOMIC DEVELOPMENT-LAND USE & HOUSING**

February 9, 2022

Pg. 4

of like a survey and just like touching base with some very, very small businesses in the Mott Haven neighborhood just kind of stopped by and checked in with them and we actually provided a \$500 dollar donation just to help them out a little bit through that process through her office that was something that we did. In addition to that I don't want to go off more but we did a cleanup at the Mott Haven Housing the gardens there with Inner City Green Team so we're always looking for kind of opportunities to really partner up with organizations of the community and get out there and do voluntary engagement with our employees and you know whether its waste reduction initiative, whether it's just direct funding of programming we want to build that kind of relationship and we continue to strengthen it so, hopefully anybody will feel free to reach out to us if you have any ideas or you want to connect us to groups feel free to do that. So, this is a little bit of a summary here at the end feel free to ask any questions. Now we can just move on to the heart of today's topic which is waterfront resiliency. Thanks

**Mr. Jay Kaplan, Senior Environmental Protection and Community Relations Manager Waste Management Mid-Atlantic** said so just now to focus in on what we're going to be discussing here on the shoreline resiliency. This little line you see drawn across a portion of our waterfront here, what that represents is a current project that is in the permitting phases with the New York State Department of Environmental Conservation. We've already received our Army Core of Engineer Permit and approval to install 185 linear ft. of steel sheet pile bulkhead along the Harlem River and this particular project we initiated because of the existing bulkhead which is an old wood cribbing bulkhead that stands this area and is in a severe state of decay really aged. This area as many of you may know has been an industrial rail facility for a long, long time, probably 100 years or more. We began developing on the site about 1997 and at the time the sea wall there was in fair condition but with a lot of recent storm activity over the last 15 years we've seen some exhilarated deterioration of the wood bulkhead wall. Most recently in the last two years we realized that the exposed or above the low tide water line was really getting to a point where we had to take action and just given the age and the type of construction of the bulkhead really the only remedy that would really be, will call it meaningfully permanent was to put in the new sheet pile wall. So, this line that we're talking about here that's drawn on the upper left it starts just about the entrance to the facility at the head of Lincoln and it extends about 185 linear ft. onto our property at which point we're going to terminate it there, there's a couple of reasons for that which I'll get into in a minute. But first and foremost, this area represents the most deteriorated portion, where just regular wave action is undermining the bank there causing erosion issues and instability which is really immediately adjoining our access driveway, the only access driveway we have for our trucks to come into the facility so, for example the Department of Sanitation collection vehicles that are collecting in the Bronx have to enter our facility through this driveway so it really is a key and critical artery for our site. So, for those reasons we decided that it would be prudent to start that phase first and as I mentioned we are in the permitting phase, we already have material on

## ECONOMIC DEVELOPMENT-LAND USE & HOUSING

February 9, 2022

Pg. 5

site, and we've been working with the New York State Department of Conservation the Division of Permits and Wetlands to get the final approval. We've already gone through two rounds of comments with them, and we're pretty close to getting that approval and if I had to estimate I would like to say optimistically by the end of the second quarter of this year the bulkhead will be installed. So, the benefit of having this piece done will of course be that a vulnerable part of the shoreline will be reclaimed and stabilized with the sheet piles which will definitely be important should we have issues with extreme weather events or another super storm Sandy scenario there. Beyond the 185 ft. or the lower right end of that hand drawn line that is where we start to get into an area that is primarily occupied by Con Edison's cable crossings that go under the Harlem River so, that area is a little bit more complex and a problem to deal with for us even though there's definitely some opportunities there to improve the shoreline, everything we do there has to really be under the direction of Con Edison we can't just drive sheet piles there because it would damage their electrical equipment that crosses the river so that whole process is taking a like a forum upon itself just because Con Ed is now involved and there won't be sheeting there. So, that part we've been working through I don't know what it's going to take to work through to a solution with them, but I can tell you that it's unlikely that there will be sheet piling beyond where it is right now given all the constraints with the electrical crossings. Aside from that just the rest of the facility where the building is in the southernly portion of this drawing where the building resides is actually a pretty high elevation, when we constructed the facility, we elevated the building pretty high.

So, I put together a couple of points that I thought we would want to talk about on this call today. If you looked at the FEMA Flood Maps the current ones, we're in zone AE so, there is definitely a possibility of flooding especially in the lower portions of our property which would be driveway primarily. Where the building sits I don't think is really any significant threat to flooding which is a good thing. I also wanted to mention when we were operating, we operated through Super Storm Sandy with really no interruptions of our facility operations which was really good, we didn't fare so well in other parts of the city as we have other operations on the waterfront, but here at 99 Lincoln wasn't as bad for us that's for sure. I talked about the shoreline improvements a moment ago so that is pretty much well covered. A couple of other things that I wanted to talk about we do have as a New York State DEC permitted facility, we have an operations and maintenance plan and an emergency operations plan for our facility so, that's a permanent requirement and something that's important to waste management, because we're always trying to plan and train around whatever potential disasters we might encounter which could be a natural disaster like what we're talking about today or any other potential disruption or threat to our facility operations and that's actually critical because we are a critical infrastructure component in the Bronx where we do collect all the residential waste in the Bronx as Peter was saying earlier. So, it is really important to us and important to the City of New York that we provide uninterrupted service for the collection

## ECONOMIC DEVELOPMENT-LAND USE & HOUSING

February 9, 2022

Pg. 6

and disposal of solid waste from the Borough. So, that plan includes emergency operations and planning, and we have in addition another layer here we have a severe storm weather management plan which is more of an internal waste management plan that spans the entire enterprise. In these plans we contemplate and plan around natural severe weather events that could cause flooding. Peter's team hosts a conference call daily to talk about facility operations and this is operations that encompass not only what's happening at our facility everyday but, it goes all the way out to the final disposal site which is at out of state location. So, every day we are communicating about our operations and discussing weather issues, severe weather, planning and predicting it how we're going to accept waste where we're going to move it to so, we have a really robust communications plan in place to help minimize the possibility of a disruption of service or a situation that could arise where an inundation of water could cause environmental exposure or the potential for public harm. So, that plan is something that is of course maintained and regularly reviewed, and we do have lots of discussions and preparation calls as we go into each season whether it's going into freezing weather, going into the hurricane season whatever it happens to be we're always sort of studying the weather and predicting what kind of conditions we might encounter weeks before, be it a potential event.

Then as I mentioned before the facility which was purpose built as I talked about during the portion of this on the physical characteristics of our transfer operations, its purpose built, it's constructed, essentially it's an open stand steel structured supported building that sits on piles that are driven probably more than 60 ft. down in some places there are areas of that site where the bedrock is shallow enough that the driven piles sit on stone or rock but we really made sure that the building was robust and strong and it's designed to handle pretty high wind load in addition to the fact that it's elevated and more or less protected from what I would say would be most typically expected severe storm surges, the driveway areas are lower so, there is always the potential threat of short term flooding there. But in the event of a major issue the building itself is elevated which is good it would protect the waste if there was waste in the building at the time from environmental exposure or potential exposure in the community should water the flooding be that significant. So, those are really important features I think of this facility, and our expectation is that once we stabilize the shoreline as we're planning we should be in very good shape here.

I pretty much covered here what I wanted to talk about and unless anyone has anything to add from our team we're ready for some questions.

**Mr. Freddy Perez, Jr., Chairperson** said does anyone else have anything to add from the team. Thank you for the presentation, I'm going to open up the floor for questions.

**ECONOMIC DEVELOPMENT-LAND USE & HOUSING**

February 9, 2022

Pg. 7

**Questions and Answers**

**Mr. Freddy Perez, Jr.** called for a motion to adjourn.

**Motion made** to adjourn. Motion duly seconded. Motion called and passed. Motion carried.

**MEETING ADJOURNED.**