

**September 6, 2007, updated July 20, 2008**  
**Response to Draft proposals for**

**Public Safety Answering Center (PSAC II)**  
**1200 Waters Place**  
**Borough of the Bronx**

To whom this may concern,

I would like to point out some items that I believe must be mitigated prior to the discussion of the building of the new PSAC II at 1200 Water Place.

**Pollution**

- The report does not factor into the equation the effect of the two new building near the PSAC II. Namely the new wing at Jacoby Hospital and the new building for Einstein that is on the Jacoby property. All hospitals have emergency diesel generators that must be tested one a month. This report also does not factor in the consequences of the two new 10 story office towers that are scheduled to be built on this property.
- The report says that the PSAC II will have multiple generators and they will certainly be also tested regularly. This testing makes our air dirtier and discharges diesel fumes that may be a carcinogen, according to OSHA. All this diesel pollution will negatively affect the air quality of our neighbor hood. These five new building, some built some proposed, will have heating and air conditioning plants that will spew spent diesel fuel into our community.
- With five new building being connected to the sewer system that collection system will be overtaxed. As recently as April 2004, the New York City DEP proposed constructing a 12,000,000 gallon underground overflow storage tank to be sited on 3.6 acres of the southwest corner of this same property . This tank was designed to reduce the overflow occurrences at the Hunts Point Water Pollution Control Plant and stop organic matter discharging into Westchester Creek. Given that this tank was never built, the runoff and wastewater from these five new building will not only negatively affect our neighborhood with clogged and overflowing sewers, but it will also be detrimental to all the communities near or connected to the Westchester Creek that will bear the brut of the raw sewerage dumped into the creek during a storm event.
- The pollution from the peak auto trips will be greater than the report supposes, because it does not take into account the traffic that will be generated by all the new buildings in the area that were previously mentioned in this letter. Although the new building at Jacoby has a very low pay parking fee, many employees patrol the neighborhood of Indian Village to secure a free space.
- The report also does not factor in the truck traffic, usually powered by diesel fuel, a possible carcinogen as classified by OSHA, that will occur to bring supplies to these building and the truck traffic to remove commercial garbage. This report does not speak to the diesel fumes, from construction equipment that is used during the construction of this new PSAC II.

### **Residential Population**

- This report does not take into effect the residents that are housed on Bronx Psychiatric Hospital grounds. There are several hundred adults and children living on the campus and the air that they breathe will be dirtier if all these projects come to fruition.

### **Traffic**

- The vehicular traffic in the surrounding areas is very heavy right now. Eastchester road is always clogged from Morris Park Ave to Pelham Parkway every morning and evening rush hours. With the 49<sup>th</sup> Police Precinct on that stretch of road it will be difficult for the police to enter and exit their drive way. With increased traffic there will be a strain on the police to do their utmost with the probable increase of accidents, speeders and all sorts of traffic violations.
- The extra traffic affects all our services including fire protection and ambulances coming and going from the new hospitals.
- How will the area around sustain 350 to 400 extra vehicles during peak hours. This is not counting ancillary services for the new PSCA II and the other two new office building planned for this site.
- Another factor not taken into account is the reconstruction of Pelham Parkway scheduled to begin 2009. With the new select-bus service, if the parkway is reconstructed there will be only one lane eastbound dedicated to automobile traffic. This is a reduction of two lanes for public vehicular traffic. This was now taken into account when the traffic survey was done.

### **Transportation**

- Right now the crowding on the #6 and #5 train of the Lexington Ave. line exceeds design limit and the #2 train rider is on average less likely to get a seat than on another line according to Straphangers Campaign Guide to NYC Subway Stations. The other surface transportation is the #12 Bus that is also overcrowded especially in the summertime with the increased traffic to Orchard Beach and Pelham Bay Park.

### **Building Height**

- In the original plan, the building is listed as seven stories which is disingenuous considering that the height is listed as 214 feet. Now the project will be 367 feet high, or as high as a 45 story apartment house. The new PSAC II will be more of an eyesore from Pelham Parkway then the office towers planned for that sight. These projects can also be seen from Colucci Park on the other side of the Hutchinson River Parkway.

### Land Use

- In the Environmental Assessments Statement, Zoning Information question #19 says that no new zoning is proposed. This statement is contradicted in the notice of public scoping meeting on page #2. It clearly states that the proposed project may require special permits and or mayoral zoning override to modify the site's M1-1 parking zoning regulations. The new proposed road to be mapped along Industrial Avenue and the turnabout are certainly a land use item. As the chairmen of the Land Use Committee, I object to the possibility of the mayor telling us what is best for our neighborhood.
- According to the zoning regulations explaining Telephone exchanges or other communication equipment structures, the gross area of all floors of the building including accessory mechanical equipment space except the cellar shall be included as floor area.
- Therefore M1-1 has a FAR of 1 and there is 8.9 acres to be purchased, that corresponds to 387,684 sq. ft. that can be built on this piece. The proposed building of 640,000 sq. ft is too large a project to be built on this piece of property.

### Mitigation

- Provide a green roof to these two buildings.
- Spread the building out so it takes up more land space to reduce the height of the building.
- Use gas generators for emergency power.
- Construct a spur off the Hutchinson River Parkway to access this project.
- Test the vehicular traffic pattern using barriers to simulate the new traffic pattern on the eastbound portion of Pelham Parkway that will consist of only two lanes and one lane dedicated to the new select-bus service after the proposed reconstruction of Pelham Parkway.
- Have the MTA recommit funds to upgrade the #6 and #5 trains stations and better service to the community on the weekends.

Sincerely yours,

Joseph A McManus  
Chair, Land Use Committee  
Community Board #11