

**NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)**  
**CROTON FACILITY MONITORING COMMITTEE MEETING MINUTES**  
**TUESDAY, JUNE 24, 2014 – 7:00 PM**

The Croton Facility Monitoring Committee (CFMC) met on Tuesday, June 24, 2014 at the DEP Office, 3660 Jerome Avenue, Bronx, NY 10467.

**Welcome**

The meeting was called to order by the Chair Father Richard Gorman at 7:15 pm. Attending, in addition to Fr. Gorman, were CFMC members Hector Aponte, Bronx Borough Commissioner Department of Parks and Recreation (DPR); Wilhelm Ronda, Representative of Borough President Ruben Diaz, Jr.; Robert Fanuzzi, outgoing Chair of Community Board #8; Shane Ojar, Representative of Department of Environmental Protection (DEP), members of the public, city agencies, and the press. (Attendance list is *Attachment 1*)

**Adoption of Agenda**

The agenda was adopted after the addition of an item for DPR to provide an update on the jogging path around Jerome Park Reservoir (JPR). (*Attachment 2*)

**Adoption of Minutes**

With a minor modification to each, the CFMC adopted the minutes of April 22 and May 27, 2014 upon a motion to adopt by Mr. Fanuzzi, seconded by Mr. Ronda. As he was not present at the May meeting, Mr. Aponte abstained from voting to adopt the May 27<sup>th</sup> meeting minutes.

**Croton Construction and Costs**

There were no comments or questions on the April Croton costs report which had been sent to the CFMC on June 20<sup>th</sup>.

May's Croton costs report was distributed at the June meeting, and there were no questions or comments about the May costs report except for the often-requested suggestion that DEP reprogram the unspent Croton force main funds under CRO-312FM to be used for a pedestrian bridge over the Major Deegan Expressway. (*Attachment 3*)

Because Bernard Daly, DEP, was away, Vincent Moorehead, DEP, provided the update on construction. (*Attachment 4*)

First, Mr. Moorehead reported on the work at the Van Cortlandt Park (VCP) site:

Construction is continuing at the DEP entrance driveway on the DEP police booth and canopy. The second entrance to the VCP site at 213 Street and Jerome Avenue is almost complete.

Gabion and retaining walls installation continues. Green roof foam, soil and seeding are nearly complete. Exterior finishes are being applied to the above-ground structures.

Startup and testing of equipment in the plant was completed in mid-March, 2014. Test operations are now underway by DEP's operating bureau, and they will continue through the end of 2014. Electrical work on the fire suppression and alarm systems inside the plant, as well as electrical work in the above-ground structures, and the security systems throughout the plant is underway. Startup and testing of fire suppression systems and plumbing systems are underway. HVAC equipment, ductwork and piping inside the plant are in startup and testing mode. Installation of HVAC equipment and piping in the above-ground structures continues.

Next, Mr. Moorehead gave the status of the Off-Site work at Jerome Park Reservoir and at Gate House No. 1:

Work is complete in the Shaft and Meter Chamber. At Gate House No. 1 the plan for permanent electric power has been developed and a change order for this work is in negotiations. Fencing around the Gate House will begin soon. Work at Gate House No. 2, No. 3 and No. 6 is complete. At Gate House No. 5 work continues on the entry point monitoring system and the retaining wall outside Gate House No. 5. At Gate House No. 7 abatement around the windows is complete and new windows will be installed shortly. Underground work at Gate House No. 7/Shaft 3 has required closure of part of an eastbound lane at Sedgwick Avenue. Demolition work in Shaft 3 is underway, and the abatement work is complete.

The contractor is readying for demolition of the Microstrainer Building, which is expected to occur in late summer. The contractor is obtaining permits to remove the Demonstration Filter Plant foundation slab and that work is projected to be underway later in the fall.

Karen Argenti, Bronx Council on Environmental Quality, and Gary Axelbank, area resident, questioned and objected to the new design work at various Gate Houses proposed by DEP and brought to Community Board #8 and the Public Design Commission. Ms. Argenti and Mr. Axelbank commented on various other matters related to Croton. Ms. Argenti asked when the wall surrounding the shaft and meter chamber would come down and when grass would be planted. Mr. Moorehead said it was not the season to plant grass.

In response to the CFMC's agenda item regarding an update about the VCP Golf Club House schedule, the Department of Design and Construction (DDC), although not present at the meeting, submitted a statement (*Attachment 5*). Fr. Gorman requested that DDC attend the September CFMC meeting to further expand on the landscaping plan and schedule.

Fr. Gorman requested that DDC send information to the CFMC before the September CFMC meeting, and he said that in advance the CFMC will provide a list of the information they are requesting from DDC.

In response to the CFMC's agenda item regarding an update about tree removal and the replanting of trees at JPR, Mr. Aponte and Mr. Ojar said the two agencies are continuing

their negotiations about the payment for trees removed from DEP property and the replanting costs for new trees. Ms. Argenti said the Public Design Commission should not approve the DEP design for the JPR Gate Houses until new trees are planted at JPR and in the community. Bob Bender, Community Board #8, recommended that the agencies separate the agreed-to portion of the JPR trees removal/replacement costs from current negotiations. By doing that, DPR can receive payment from DEP for the costs that both agencies concur with, and DPR can get new trees planted in the fall planting season. Negotiations between DEP and DPR can continue on the disputed trees' payment. Fr. Gorman said that he and Mr. Bender will ask Council Member Cohen to bring the issue – getting new trees planted as soon as possible – to the City Council Parks Committee for their oversight. Mr. Fanuzzi requested that Community Board #8 representatives and DPR officials take a walk through JPR and the surrounding area to identify new tree placement opportunities.

#### **Old Business – DPR jogging path project**

Mr. Aponte and Andrew Penzi, DPR, said that the contractor currently has ten workers on site for construction of the jogging path project. DPR requested additional workers supplement those on site now to help improve the construction schedule, and the contractor has agreed. Because the work requires considerable hand excavation primarily around tree roots, the excavation is taking longer than anticipated.

DPR understands that the public wants the playground to be reopened as soon as possible. Although Mr. Penzi last reported that project completion should occur in August, his current estimate is that the work will take longer. In response to public requests, DPR asked the contractor to finish the park area from the playground entrance up to the basketball court immediately so these areas can open for public use in July and then to phase the remainder of the work south of and including the basketball court. The public is also anxious to have the dog run available; however, it will not open in July. Mr. Bender urged DPR to get as much of the project area open as soon as possible. Mr. Fanuzzi expressed appreciation to Messrs. Aponte and Penzi for responding to Community Board #8's requests and concerns, and repeated the hope that the playground and dog run will soon be available. With respect to the jogging path itself, a resident of Sedgwick Avenue said that she thought the track was to be designed so it can handle wheeled vehicles. Mr. Aponte said that the jogging path is too narrow for sharing by both wheeled vehicles and joggers. There was a brief discussion about the original Jerome Park Conservancy's Master Plan that envisioned the public's use of the JPR pathway inside the reservoir's fences. Mr. Axelbank said the JPR is very important to the community and the stakeholders, and DEP should meet with local residents to agree on places where JPR can be accessible to the community.

#### **New Business – Croton Filter Plant Presentation, Ms. Argenti**

Ms. Argenti showed slides regarding her concerns about landscaping design, park alienation, groundwater maintenance and management, topographic details and elevation of the green roof, the entrance to the VCP site at Bainbridge and Jerome for the sole use of DEP, and the second entrance at Jerome and 213 Street. Ms. Argenti also asked for a tour. See *Attachment 6* for the two slide presentations.

In addition to Ms. Argenti's presentation, Messrs. Bender, Axelbank, Aponte and Ojar talked about the agencies' responsibilities for maintenance of various parts of the property, and the status of various Memoranda of Understanding between DEP and DPR.

Fr. Gorman requested that a letter from the NYC Comptroller Scott Stringer to DEP Commissioner Emily Lloyd about JPR public access be added to the June minutes (*Attachment 7*). Fr. Gorman said the public should give Fr. Gorman any additional items about public access that he will submit to the Comptroller for follow up so Mr. Stringer can pursue them with DEP.

Fr. Gorman said that Robert Solomon continues to send to the CFMC copies of his letters to DEP and other parties. He also copies members of the public on his correspondence. Fr. Gorman said that Solomon's safety issues should be answered by DEP, and that Fr. Gorman will consult with Mr. Ojar concerning DEP's responses to Mr. Solomon ahead of the September CFMC meeting because, unless there is information to the contrary from DEP, he believes that Mr. Solomon's allegations need to be publicly addressed. Mr. Ojar said much has already transpired between DEP and Mr. Solomon. Fr. Gorman said the Solomon allegations and refutations should be transparent, and the CFMC wants to provide the transparency.

Mr. Fanuzzi said that, although he is leaving the CFMC as Community Board #8's representative, he has had many good experiences as a CFMC member, and he thanked everyone.

The meeting adjourned at 8:50pm.

<u>Name</u>	<u>Organization / Company</u>	<u>Address</u>	<u>Phone</u>	<u>Fax</u>	<u>E-Mail</u>
Hector Aponte	Department of Parks & Recreation	1 Bronx River Parkway Bronx NY	(718) 430 1856		<a href="mailto:hector.aponte@parks.nyc.gov">hector.aponte@parks.nyc.gov</a>
Michele Langnore-Diaz	Department of Parks & Recreation	1 Bronx River Parkway Bronx NY	(718) 430 4617		<a href="mailto:michele.lingnore.diaz@parks.nyc.gov">michele.lingnore.diaz@parks.nyc.gov</a>
Bob Bender	Community Board #8	5676 Riverdale Avenue Bronx NY 10471	(718) 884-4740		<a href="mailto:bobbender@optonline.net">bobbender@optonline.net</a>
Robert Fanuzzi	Community Board #8	5676 Riverdale Avenue Bronx NY 10471	(718) 884-4740		<a href="mailto:fanuzzir@stjohns.edu">fanuzzir@stjohns.edu</a>
Andrew Penzi	Department of Parks & Recreation	Olmstead Center Flushing Meadows-Corona Park	(718) 760-6577		<a href="mailto:andrew.penzi@parks.nyc.gov">andrew.penzi@parks.nyc.gov</a>
Karen Argenti	BCUE	PO Box 346 Bronx NY 10471	(646) 529 1990		<a href="mailto:kabx101@gmail.com">kabx101@gmail.com</a>
Gary Axelbank	Sedgwick Avenue Resident	1 Bronx River Parkway Bronx NY	(914) 740-6758		<a href="mailto:gaxinthebronx@gmail.com">gaxinthebronx@gmail.com</a>
Vincent Moorehead	Department of Environmental Protection	3701 Jerome Avenue Bronx, NY 10467	(718) 696-2000		<a href="mailto:vmooreshead@ddep&gt;nyc.gov">vmooreshead@ddep&gt;nyc.gov</a>
Shayla Love	Norwood News	3400 Reservoir Oval E Bronx NY 10467			<a href="mailto:shayla.love@gmail.com">shayla.love@gmail.com</a>
Martha Holstein	Strategic Urban Solutions, Inc.	335 Adams Street Brooklyn NY 11201	(718) 625-1005		<a href="mailto:mholstein@urbansol.com">mholstein@urbansol.com</a>
Father Richard Gorman	Community Board #12	4101 White Plains Rd Bronx NY 10466	(718) 881-4455		<a href="mailto:rgorman@cb.nyc.gov">rgorman@cb.nyc.gov</a>
Robert Press	Bronx News	3155 Rochambeau Bronx NY 10467	(718) 653-6992		<a href="mailto:100percentbronxnews@gmail.com">100percentbronxnews@gmail.com</a>
Christina Taylor	Friends of Van Cortlandt Park	80 Van Cortlandt Park S Bronx NY	(718) 601 1460		<a href="mailto:christina@vancortlandt.org">christina@vancortlandt.org</a>
Wilhelm Ronda	Office of Bronx Borough President Diaz	198 East 161st Street Bronx, NY 10451	(718) 590-8087		<a href="mailto:wronda@bxbp.nyc.gov">wronda@bxbp.nyc.gov</a>
Arne Fareth	Department of Environmental Protection	3701 Jerome Avenue Bronx, NY 10467	(718) 696-2000		<a href="mailto:arnef@ddep.nyc.gov">arnef@ddep.nyc.gov</a>

<u>Name</u>	<u>Organization / Institution</u>	<u>Address</u>	<u>Phone</u>	<u>Fax</u>	<u>Email</u>
Jenny Mohammed	N.A.	N.A.	N.A.		<a href="mailto:jennyream@aol.com">jennyream@aol.com</a>
Shanti Knock	N.A.	3890 Sedgwick Avenue Bronx NY	N.A.		<a href="mailto:shantiknock@gmail.com">shantiknock@gmail.com</a>
Shane Ojar	Department of Environmental Protection	59-17 Junction Blvd Flushing NY 11368	(718) 595-4148		<a href="mailto:solar@dep.nyc.gov">solar@dep.nyc.gov</a>
Thomas M. Farrell	Croton Construction Management	3701 Jerome Avenue Bronx NY 10467	(718) 696-2000		<a href="mailto:thomas.farrell@cbi.com">thomas.farrell@cbi.com</a>
Ed Neisch	Croton Construction Management	3701 Jerome Avenue Bronx NY 10467	(718) 696-2000		<a href="mailto:ed.neisch@arcadis-us.com">ed.neisch@arcadis-us.com</a>

## Agenda

### Croton Facility Monitoring Committee Meeting

Tuesday, June 24, 2014 – 7:00 PM  
DEP Office – 3660 Jerome Avenue, Bronx NY 10467 - (718) 231-8470

- |   |  |
|---|--|
| <b>I</b> Welcome and Chair's Call to Order  | Father Richard Gorman                                      |
| <b>II</b> Consider, Adopt June CFMC Agenda  | CFMC Representatives                                       |
| <b>III</b> Consider, Adopt 5/27/14 Meeting Minutes<br>& Consider, Adopt 4/22/14 Meeting Minutes   | CFMC Representatives<br>CFMC Representatives               |
| <b>IV</b> Update on Croton Construction & Costs at<br>Van Cortlandt Park & Jerome Park Reservoir<br><br><i>VCP Golf Club House Schedule</i><br><i>Additional JPR Tree Removal</i> | Vincent Moorehead, DEP                                     |
| <b>V</b> Discussion - Old Business<br><br><i>Update on Jogging Path Project</i>   | CFMC Representatives & the Public<br><br>Andrew Penzi, DPR |
| <b>VI</b> Discussion - New Business<br><br><i>Presentation about Croton Filter Plant</i>  | CFMC Representatives & the Public<br><br>Karen Argenti     |
| <b>VII</b> CFMC Discussion &.Set Date for September<br>CFMC Meeting   | CFMC Representatives                                       |
| <b>VIII</b> Adjourn   |  |

WM-11 Croton Water Treatment Plant  
Cost Summary as of 5/31/2014

Croton WTP Construction Costs							
Contract	Contractor Name	Original Contract Price	Registered Change Orders	Current Contract Amount	Amount Invoiced to Date	% Contract Increase	% Complete based on Amount Invoiced to Date
CRO-311	Schiavone Construction Co.	\$127,660,000	-\$14,445,214	\$113,214,786	\$113,214,786	-11%	100%
CRO-312G	Skanska/Tully, JV	\$1,327,700,000	\$203,199,949	\$1,530,899,949	\$1,391,053,350	15%	91%
CRO-312E1	Schlesinger-Siemens, LLC	\$134,660,000	\$47,922,359	\$182,602,359	\$129,074,683	36%	71%
CRO-312E2	Schlesinger-Siemens, LLC	\$37,678,000	\$11,297,089	\$48,975,089	\$38,579,698	30%	81%
CRO-312H	Durr Mechanical Construction	\$105,700,000	\$29,404,683	\$135,104,683	\$122,785,428	28%	91%
CRO-312P	Picone/WDF, JV	\$58,475,000	\$16,243,211	\$74,718,211	\$71,057,325	28%	95%
CRO-312OS-G	Picone-Schiavone, JV	\$96,942,500	\$34,341,996	\$131,184,496	\$111,784,313	35%	85%
CRO-312OS-E	Eldor Electric	\$15,762,500	\$2,909,403	\$18,671,903	\$16,585,575	18%	89%
CRO-312OS-H	AWL Industries	\$822,000	\$56,971	\$878,971	\$556,439	7%	63%
CRO-312OS-P	JPP Plumbing	\$872,000	\$238,455	\$1,110,455	\$959,100	27%	86%
CRO-312FM (1)	Maspeh Supply Co. LLC	\$18,626,745	-\$15,138,445	\$3,488,300	\$2,432,351	-81%	70%
CRO-313	Schiavone/Picone, JV	\$212,227,000	-\$6,581,381	\$205,645,619	\$205,645,619	-3%	100%
CRO-315G	Angelakis Construction Corp.	\$3,641,000	\$2,282	\$3,643,282	\$3,643,282	0%	100%
CRO-315E	Interphase Electric	\$807,317	\$144,874	\$952,191	\$952,191	18%	100%
CRO-312CE	Con Edison	\$4,074,526	\$0	\$4,074,526	\$2,716,351	0%	67%
<b>TOTAL</b>		<b>\$2,145,688,688</b>	<b>\$309,696,232</b>	<b>\$2,455,164,820</b>	<b>\$2,212,040,481</b>	<b>14%</b>	<b>90%</b>
Croton WTP Design / Construction Management Costs							
HED-543 DES	Metcalf & Eddy / Hazen and Sawyer, JV	\$44,226,000	\$254,135,163	\$298,361,163	\$287,384,793	575%	96%
HED-545 CM	URS/Malcolm Pirnie, JV	\$63,400,000	\$76,710,998	\$140,110,998	\$140,110,998	121%	100%
<b>TOTAL</b>		<b>\$107,626,000</b>	<b>\$330,846,161</b>	<b>\$438,472,161</b>	<b>\$427,506,791</b>	<b>307%</b>	<b>97%</b>

Rehabilitation of the New Croton Aqueduct Construction Costs							
Contract	Contractor Name	Original Contract Price	Registered Change Orders	Current Contract Amount	Amount Invoiced to Date	% Contract Increase	% Complete based on Amount Invoiced to Date
CRO-334G	Frontier-Kemper/Schiavone/Picone JV	\$91,696,805	\$25,627,607	\$117,324,412	\$108,583,566	28%	93%
CRO-334E	Community Electric	\$1,119,000	\$342,215	\$1,461,215	\$1,236,936	31%	85%
<b>TOTAL</b>		<b>\$92,815,805</b>	<b>\$25,969,822</b>	<b>\$118,785,927</b>	<b>\$109,820,502</b>	<b>28%</b>	<b>92%</b>
Rehabilitation of the New Croton Aqueduct Construction Management Costs (2)							
TOM-CRO-334	Washington/HAKS JV	\$5,952,446	\$2,965,306	\$8,917,752	\$8,796,083	50%	99%
<b>TOTAL</b>		<b>\$6,952,446</b>	<b>\$2,966,306</b>	<b>\$8,917,752</b>	<b>\$8,796,083</b>	<b>50%</b>	<b>99%</b>

Notes:

- (1) Costs shown for CRO-312FM are for the original Force Main Route to Hunts Point WPCP.
- (2) Design costs for CRO-334G and CRO-334E are included in Contract HED-543 DES.



**Holstein, Martha**

**From:** Holstein, Martha  
**Sent:** Tuesday, June 24, 2014 2:31 PM  
**To:** Adalina2000 (adalina2000@aol.com); acohen@council.nyc.gov; fanuzzir@stjohns.edu; wronda@bronxbp.nyc.gov; 'hector.aponte@parks.nyc.gov'; 'Ojar, Shane'  
**Cc:** Father Gorman; 'vmoorehead@dep.nyc.gov'; Farrell, Thomas (Thomas.Farrell@cbi.com); 'rezeanuta@ddc.nyc.gov'; arnef@dep.nyc.gov; asandler@council.nyc.gov; andrew.penzi@parks.nyc.gov  
**Subject:** Croton Filter Plant CFMC Agenda for June 24

Dear Croton FMC Representative,

Tatiana Rezeanu, who is managing the Croton landscaping for DDC, sent the information below. She cannot, however, be at tonight's meeting.

Sincerely,

Martha

---

**From:** Rezeanu, Tatiana (DDC) [<mailto:RezeanuTa@ddc.nyc.gov>]  
**Sent:** Tuesday, June 24, 2014 2:11 PM  
**To:** Holstein, Martha; Clough, Rebecca (DDC)  
**Cc:** 'arnef@dep.nyc.gov'; [eric.johnson@grimshaw-architects.com](mailto:eric.johnson@grimshaw-architects.com); Brotherton, Richard (DDC)  
**Subject:** RE: Croton Filter Plant CFMC Agenda for June 24

Dear Martha,

Regretfully, we cannot attend this meeting.

At present time the work to finalize the phase IV of CWT construction documents is very complex and very intense.

Please inform the FMC members the following :

- the cost estimates for the golf club done by designer and CM are being reconciled. We are also working to value engineering some design features. We will have a more precise amount after the procurement of the GC, expected by the end of this year.
- the construction of the club house and surrounding landscape is projected to last 30 month after DEP vacate the site by spring 2015.
- for the new entrance at 213 Street we have all approvals and will be done by DEP before phase IV construction start.
- additional tree removal is closely monitored by DPR and as of today we don't have an updated site survey for this matter. However new removals are not expected and we have provision to protect all existing trees during construction.

We will be happy to share with you more precise details soon, at the end of design documents.

Very truly yours,

Tatiana Rezeanu, RA  
 Sr. Design Project Manager  
 30-30 Thomson Avenue, LIC  
 NY 11101, Tel.718.391.1850  
[RezeanuTa@ddc.nyc.gov](mailto:RezeanuTa@ddc.nyc.gov)

Presentation to the FMC, June 24, 2014  
Karen Argenti

PDC documents reviewed

Approved by PDC on June  
4, 2012  
Jerome Park Reservoir  
Pathway

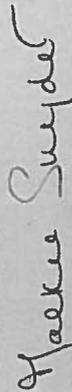
June 4, 2012

CERTIFICATE 24482

RESOLVED That the Design Commission, having considered designs for the construction of a logging trail and adjacent site work, Phase I, Jerome Park, Fort Independence Park and Old Fort Four Park, Sedgwick Avenue, Goulden Avenue and Reservoir Avenue, Bronx, submitted by the Department of Parks & Recreation and the Department of Environmental Protection, represented by exhibits 1537-AM, AN & AO of record in this matter, hereby gives to the same unanimous final approval. The Commission notes that, while it appreciates the coordination between the two agencies that resulted in each tree being analyzed individually to retain the maximum number, this significant change should have been brought to the Commission's attention as soon as the Department of Environmental Protection understood that the tree removals would be required by the Department of Environmental Conservation.

Final approval is conditioned upon commencement of work before June 4, 2014 and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs.

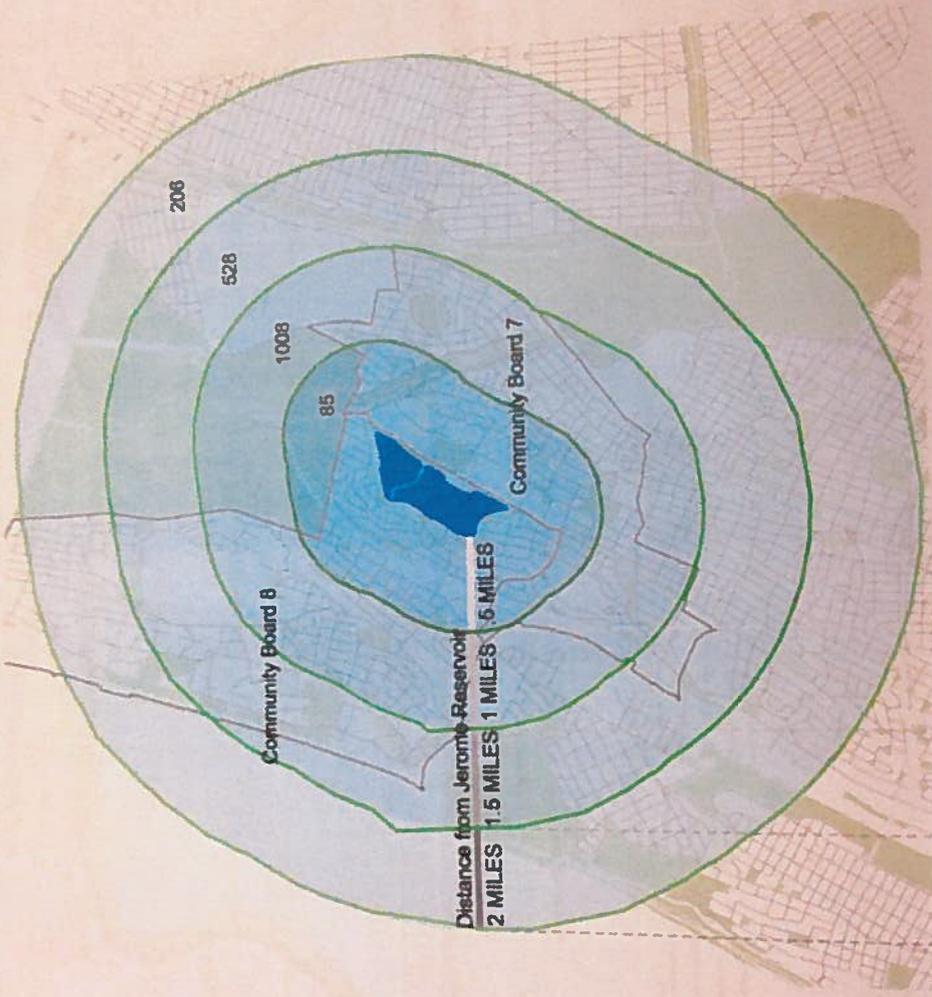
A true copy of resolution adopted by  
the Design Commission at its meeting  
on June 4, 2012.

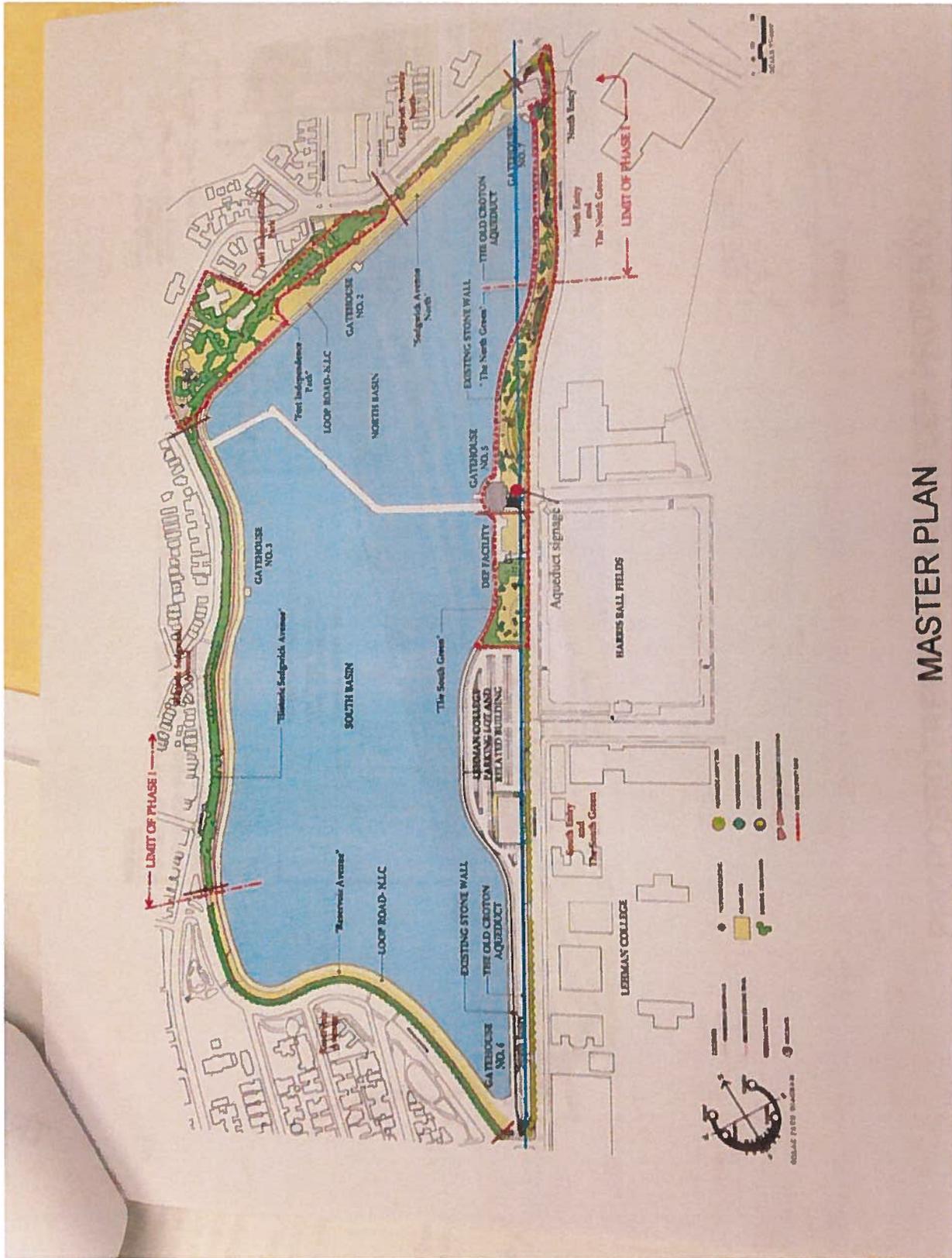


Jackie Snyder  
Executive Director

*"The Commission notes that, while it appreciates the coordination between the two agencies that resulted in each tree being analyzed individually to retain the maximum number, this significant change should have been brought to the Commission's attention as soon as the Department of Environmental Protection understood that the tree removals would be required by the Department of Environmental Conservation"*

# TREE PLANTING OPPORTUNITIES NEAR THE JEROME RESERVOIR





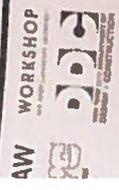
MASTER PLAN

An interesting community outreach method





KEY PLAN



CROTON DPR FACILITIES

June 3, 2013

SITE RENDERING  
NORTHEAST VIEW

MOSHOLU GOLF COURSE PARKING LOT  
2013 PROPOSED DESIGN

Croton Water Treatment Plant  
Mosholu Golf Course  
Mosholu Golf Club House & Driving  
Range, passed PDC June 24, 2013  
(must start by June 24, 2015)



June 24, 2013

CERTIFICATE 24762

RESOLVED That the Design Commission, having considered designs for the construction of aboveground components of the Croton Water Treatment Plant, Phase II, Mosholu Golf Course, Van Cortlandt Park, 3701 Jerome Avenue, Bronx, submitted by the Department of Design and Construction, the Department of Environmental Protection and the Department of Parks & Recreation, represented by exhibits 1980-BT, BU, BV, BW & BX of record in this matter, hereby gives to the same unanimous final approval and commends the design.

Final approval is conditioned upon commencement of work before June 24, 2015 and submission of comprehensive photographic documentation of the completed project consisting of 8" x 10" archival-quality color photographs.

A true copy of resolution adopted by the Design Commission at its meeting on June 24, 2013.

A handwritten signature in black ink that reads "Jackie Snyder".

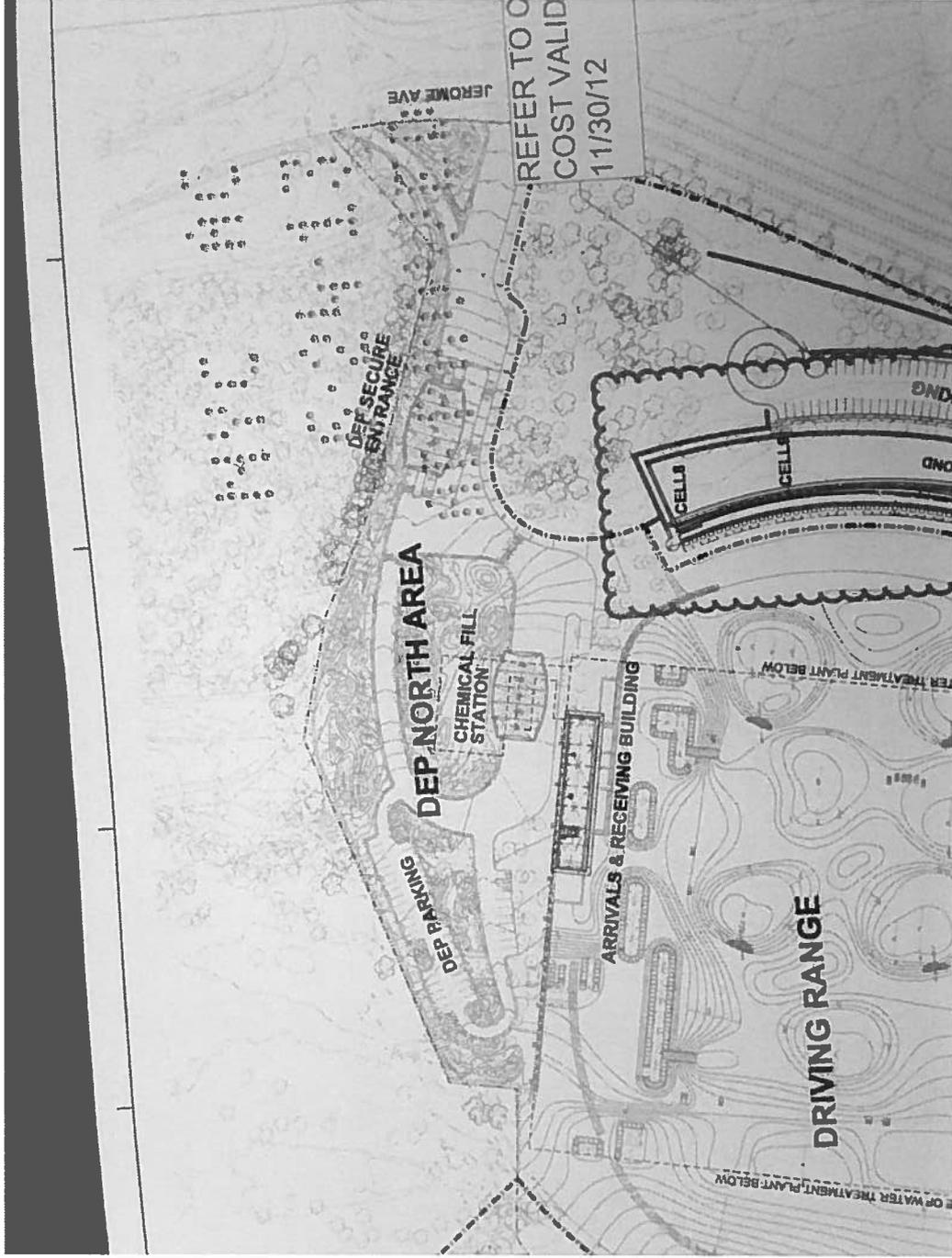
Jackie Snyder  
Executive Director

New DPR Entrance – No work, just  
open the wall and close the sidewalk.  
May 28, 2014





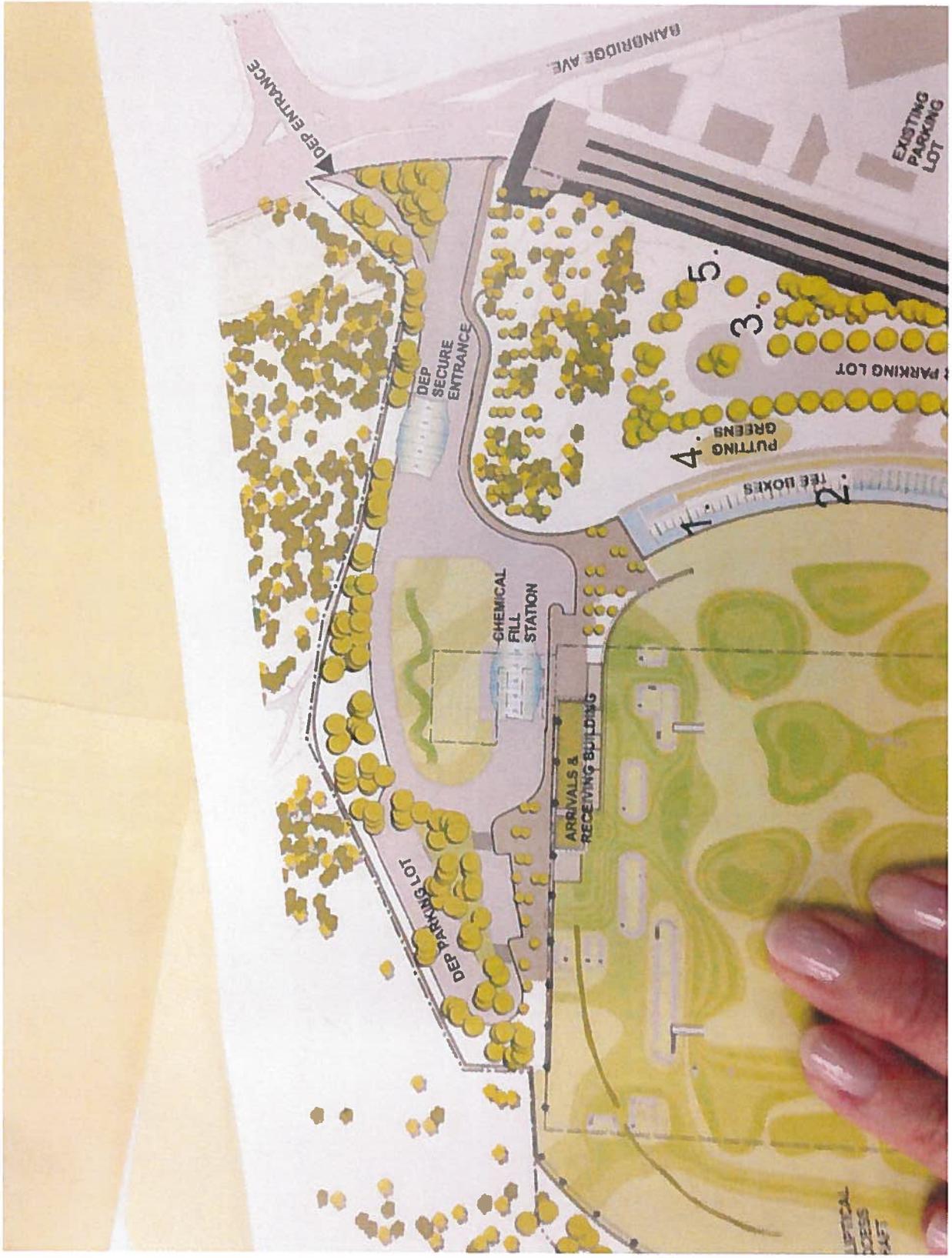
# DEP Secure Entrance



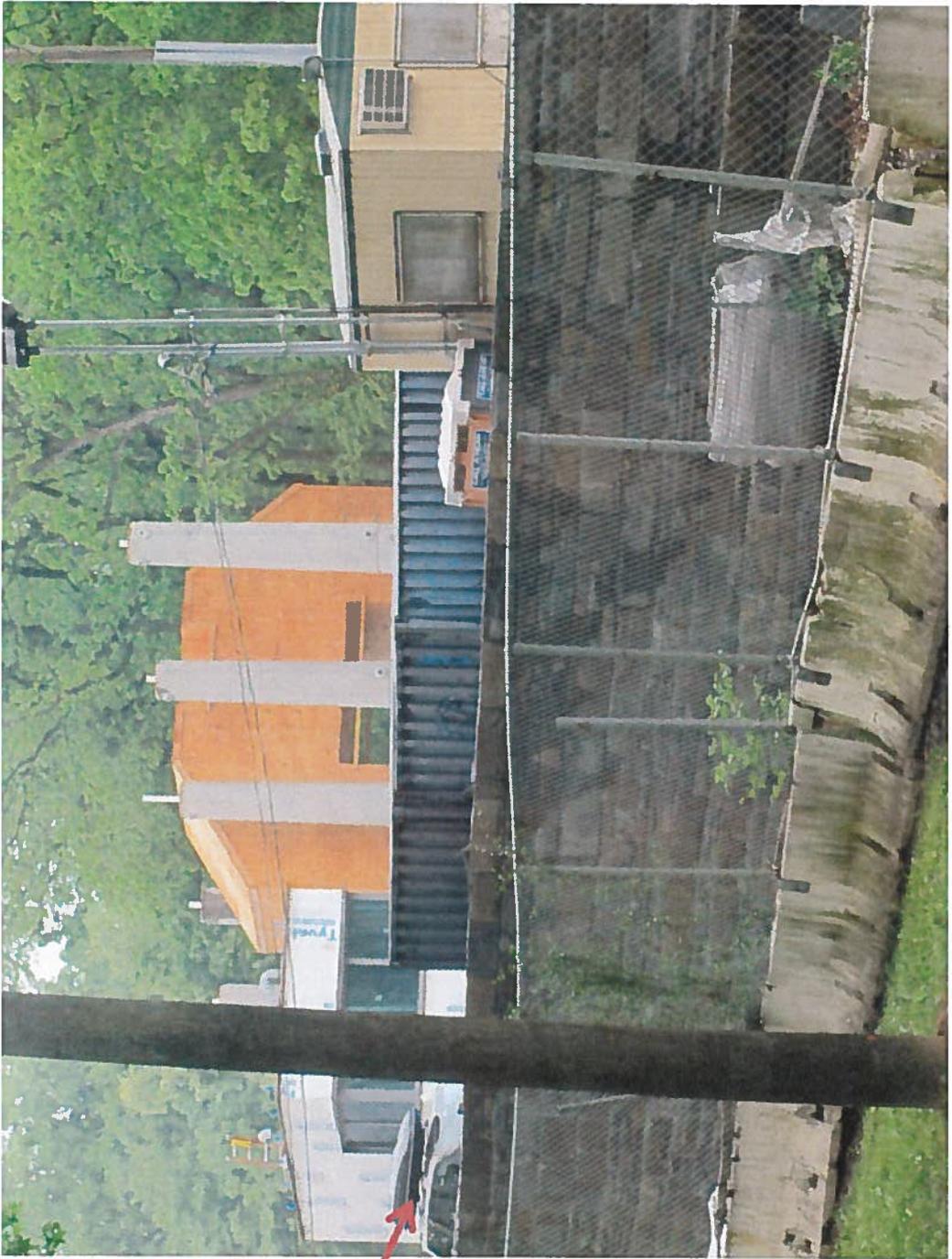
ARUP LIGHTING



- 1. NEERING 10/10
- 2. LOW TEE- PLACED WITH 5 COLUMNS IN POND
- 3. D BELOW TEE-
- 4. RETAINING
- 5. OVED
- 6. REENS
- 7. D ADJACENT
- 8. IT TEE-BOXES,
- 9. WALL
- 10. TENUE
- 11. REMOVED
- 12. RETAINING
- 13. ACED WITH







How far above ground level?

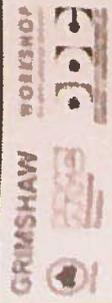




A real sign of a good neighbor !



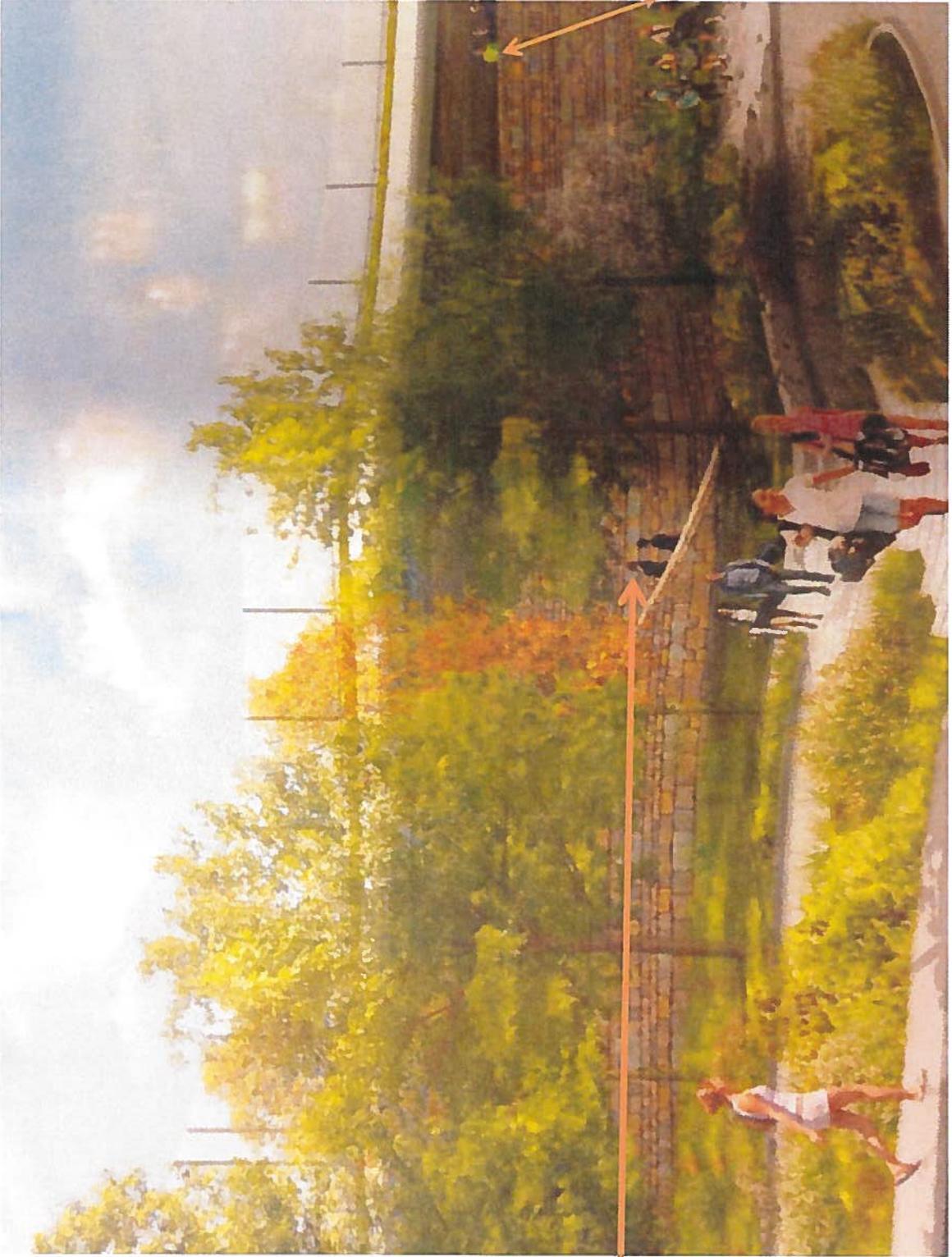
Above ground facility appears to be three stories high



CROTON DPR FACILITIES  
June 3, 2013

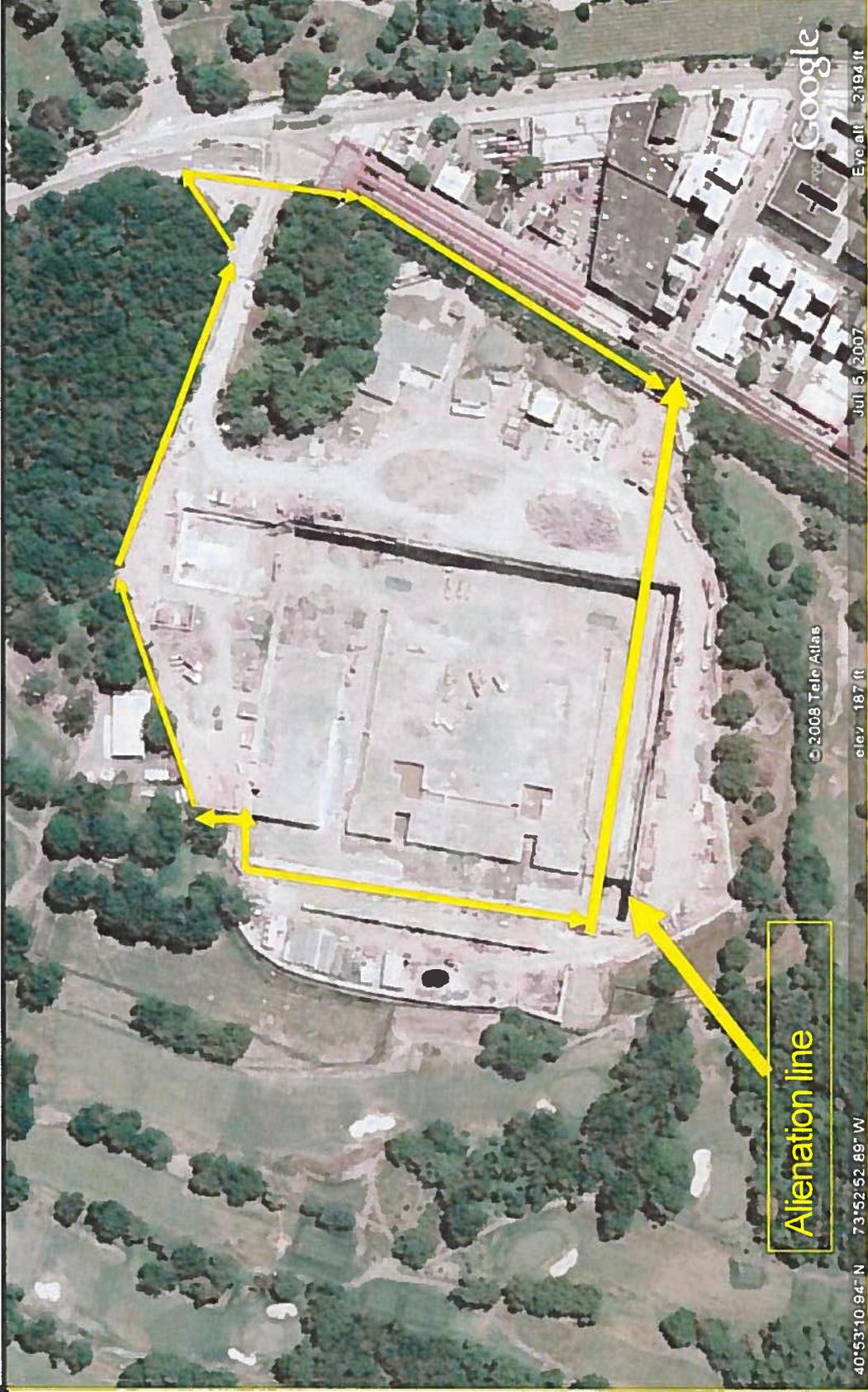
RENDERING  
SCALE 1"=40'

REVISION 10  
DEVELOPED ENTRANCE AND  
MAINTENANCE ACCESS GATE RELOCATED



Thank you

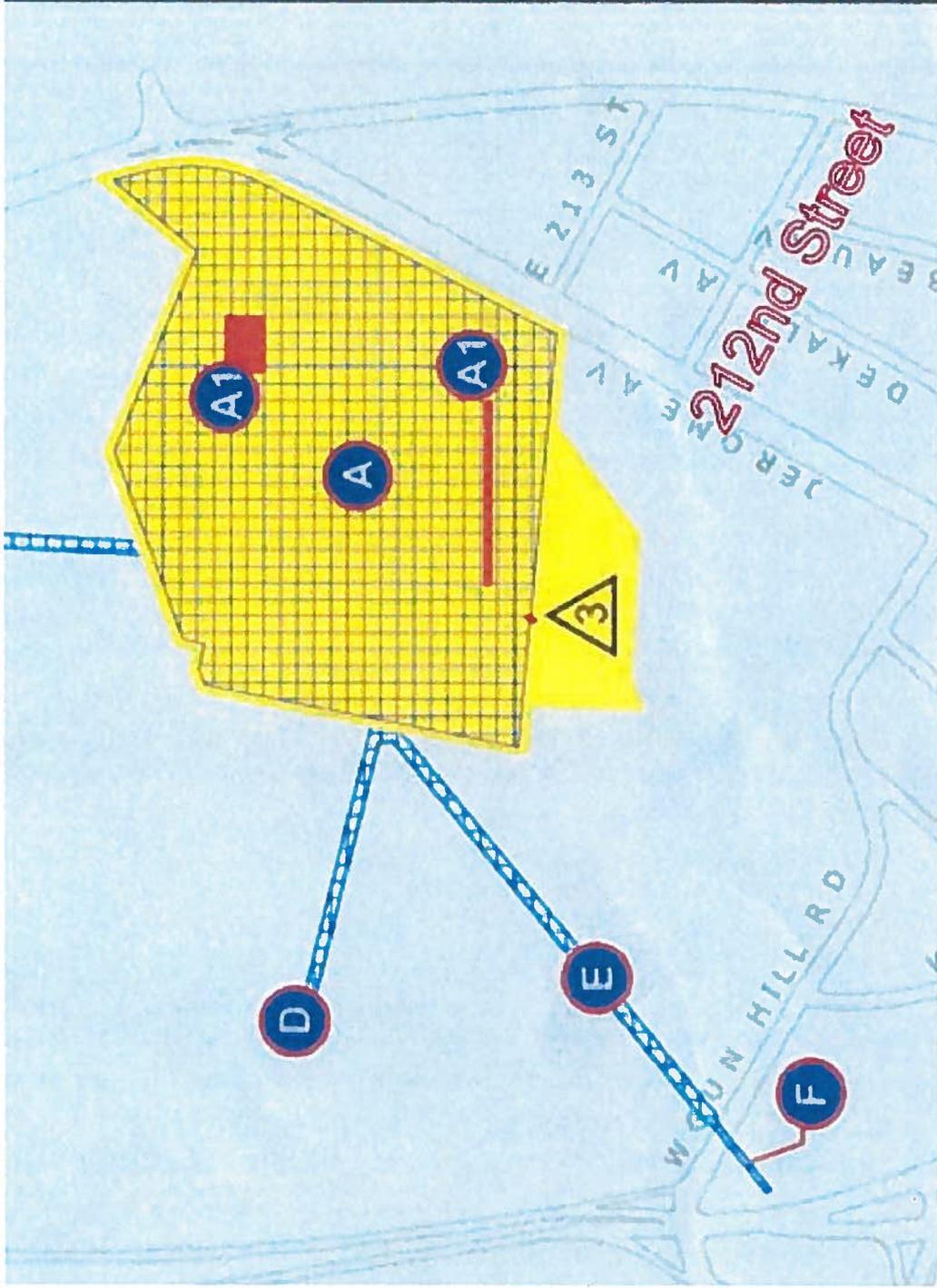
Comparing the CWTP 2003 Alienation Legislation, 2004 FSEIS and 2008 proposed Above Ground Facilities at Mosholu Golf Course and Jerome Park Reservoir



Captured from Google Earth online

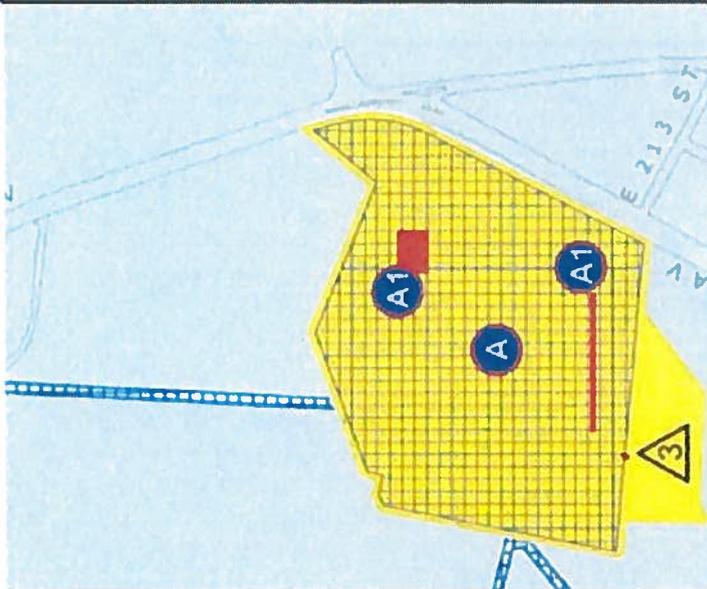
Prepared 112008 revised 062414 (see )

# WHAT THEY HAVE ALIENATED ACCORDING TO AGREEMENT



Excerpts of the 2003 Alienation Map presented to the NYS Legislature reflects the allowable footprint we see on Google Earth

## Size and boundaries of Alienated parkland



### Permanent Underground Features (Acres)

- A. Plant Site (23\_69 Plant)
- D. RW Tunnel f NCA to VVTP 1 59)
- A. FW Tunnel I WTP to Gun Hill Rd. (Z19)
- B. FW Tunnel I Gun Hill Rd. to Mosholu Pkwy. (0.381)
- I. FW Tunnel to VCP Valve Chamber (13.95)

### A Permanent Above Ground Features (Acres)

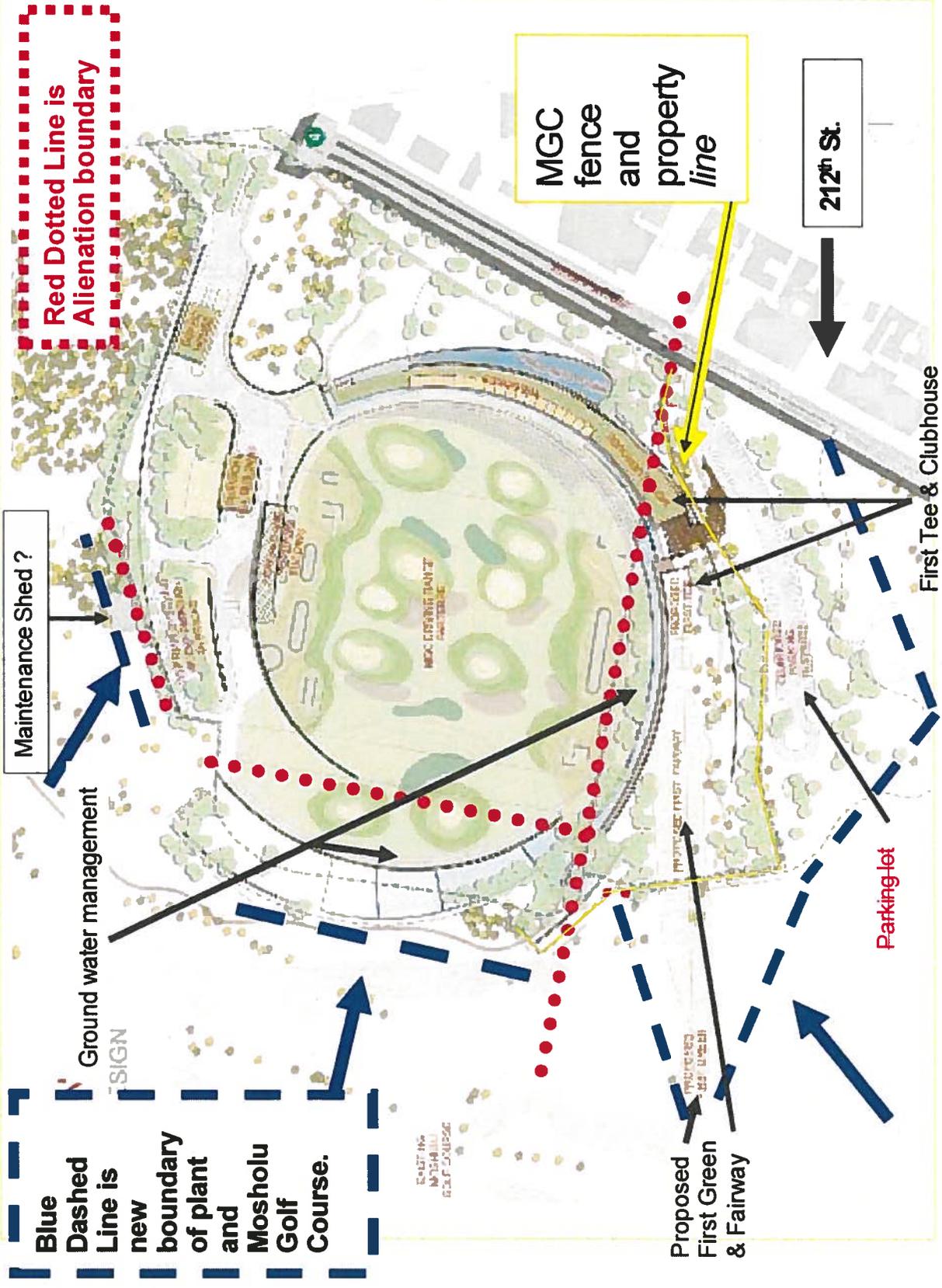
- AI. Plant Building + Ventilation (0\_42)
- B. West 233 St. & Jerome Ave (0\_061}
- A. East 233 St & Jerome Ave (0.0007)
- G. GH # 1 Fence (0.D7)
- A. GH # 1 Easement (0.21)

### A Temporary Work Areas (Acres)

- 1. GH # 1 Construction (0.20)
- A. GH # 1 Staging Area 1 (0\_11)
- B. GH # 1 Staging Area 2 (0\_04)
- 3. PlantConstruction (28.54)
- 1. West 233 St. & Jerome Ave /Construction (0.168}
- 5\_ East 233 St. & Jerome Ave./Construction (0.0281)

**Legend shows plant site at 23.69 & construction at 28.54 (of 43 acres)**  
**Yellow grid is alienated land; Yellow no-grid is Temporary Work Area.**





**Blue Dashed Line is new boundary of plant and Mosholu Golf Course.**

**Maintenance Shed ?**

**Red Dotted Line is Alienation boundary**

**MGC fence and property line**

**212<sup>th</sup> St.**

**First Tee & Clubhouse**

**Parking lot**

**Proposed First Green & Fairway**

**Ground water management**

**SIGN**

**EAST MO  
MOHOLU  
GOLF COURSE**

**PROPOSED FIRST FAIRWAY**

**PROPOSED FIRST TEE**

**CLUBHOUSE**

**PARKING**

**RESTROOMS**

# Comments and Notes

## FSEIS on the MOSHOLU GOLF COURSE

"A new golf course clubhouse, maintenance facility, and new golf course parking lot would be constructed on the existing Mosholu Golf Course property."

page 9, Commissioner's Findings:  
<http://www.nyc.gov/html/dep/pdf/cfindings.pdf>

"The entrance road to the Mosholu Golf Course would be improved but would remain in the existing location. The new road would fork approximately 350 feet west of Jerome Avenue. The left fork to the south would convey traffic to the new golf club house and parking area near the driving range. The fork to the west would pass through a security check point to a secure area of about two acres that would enclose the chemical fill stations, arriving/receiving building and NYCDEP parking. This area would be screened from casual public view by a low stone wall of natural topography that would serve to block vehicles, plantings and a fence."

page 56, Executive Summary:  
<http://www.nyc.gov/html/dep/pdf/croton/execsum.m.pdf>

- Red arrows and dotted lines are the alienation construction boundary lines of 24 acres for the filtration plant construction. Note extra land used not in the alienated footprint, including:

- On northern side, maintenance shed.
- On Western side, increased land for ground water detention.
- Stormwater and ground water management for the plant itself.

- Yellow line is the boundary of the Gulf Course

- Blue arrows and dashes denote area outside 24 acres of permitted alienation land, and not in the 74 acres of the Mosholu Golf Course. It is estimated at potentially 8-11 acres, including 4 acres of temporary construction:

- First green and parkway moved to accommodate Golf House move.
- Part of the Golf house
- First Tee
- Parking lot for 75 cars for Parks (10 cars more than previous)

- Why is there a DEP parking lot for 45, when 53 new and permanent workers were projected in the FSEIS, 6.7.3.1.1 page 18? Does anyone use mass transit? How many shifts?

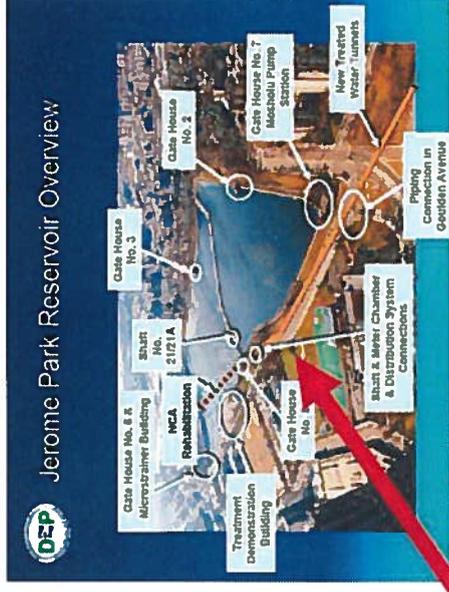
Notice the apparent proximity of the parking lot to the new Saturn-Playground



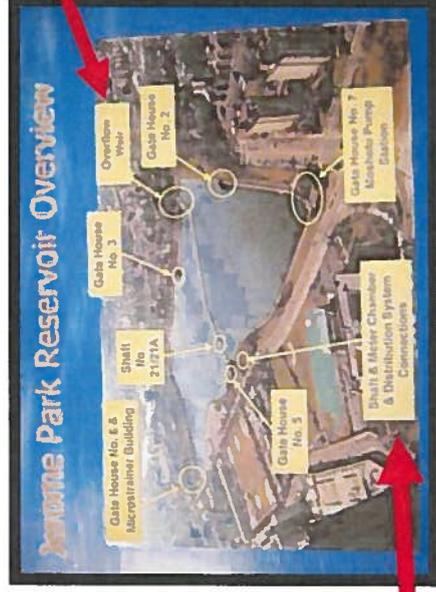
# The next parkland we may lose

- Harris Park Annex is parkland and not part of the Jerome Park Reservoir.
- Harris Park Annex is part of the “outside the fence” plan for Jerome Park community.

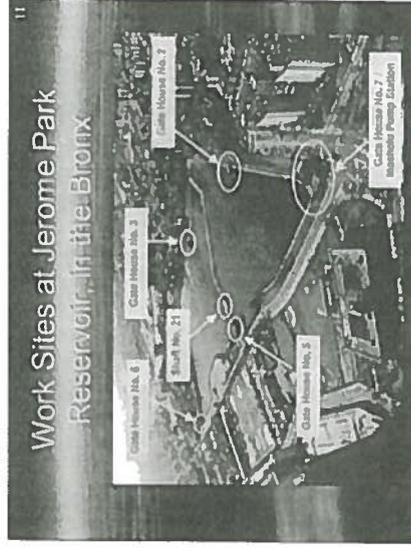
June 2008



October 2008



2004



Please ask the DEP to keep to the legal commitments they made to take only the 43 acres of parkland they already designated alienated for the purpose of building the filter plant.

- ~~1. Why are the plans for the new Golf House facilities located on the southern end of the site mostly in land that is well outside the land that was alienated for the project? These facilities outside the alienation line include: Part of the Golf house, the "grand entrance to the driving range and tee boxes, the First Tee Club House, the First Green and parkway and the parking lot for 75 cars Parks (10 cars more than previous)~~
2. Why is the parking lot for 75 cars when the old one was for 65 and was very rarely filled to capacity?
- ~~3. Why is this parking lot so close to the Saekkerah Woods Playground?~~
4. Why is there a need for a 45 car parking lot for DEP? The projected number of new and permanent workers was 53 as stated in the FSEIS 6.7.3.1.1 page 18. We were total that this was a total number of employees and not the number who would be working at the plant in any one shift. How does a parking lot this large encourage the use of mass transit?

# Thank you

**Mosholu Golf Course in Van Cortlandt Park &  
Harris Park Annex by Jerome Park Reservoir**

November 2008  
Karen Argenti



THE CITY OF NEW YORK  
OFFICE OF THE COMPTROLLER  
SCOTT M. STRINGER

June 5, 2014

Emily Lloyd  
Commissioner  
Department of Environmental Protection  
59-17 Junction Boulevard  
Queens, NY 11373

Dear Commissioner Lloyd,

I am writing to request a meeting with you regarding issues related to the redevelopment of the Jerome Park Reservoir.

Since 1999, the Department of Environmental Protection (DEP) and the Department of Parks and Recreation (DPR) have worked together to redevelop the Jerome Park Reservoir as part of the greater development of the Croton Water Filtration Plant project. However, due to construction delays and changing timelines from DEP and DPR, public access to the reservoir has been delayed and remains unclear how much access the community will have once the work in the Reservoir has been completed.

While part of this project has included the construction of a jogging path along the secondary fence surrounding the reservoir, it is unclear what the rationale is for preventing access to the inner roadway, especially considering that water from the Reservoir is treated off site at the Croton Water Treatment Plant. Also local stakeholders have questioned the necessity of DEP's removal of over 180 City trees from the Reservoir and want to know if DEP has any plans to replace them.

Given the delays on construction of this project, providing the community with the full benefits of a rehabilitated Reservoir and creating a plan with DPR for restoring the trees removed would go a long way towards addressing the residents' concerns.

Thank you very much for your assistance on this matter. I look forward to discussing these concerns with you and working together to better inform and serve the residents of the Bronx.

Sincerely,

Scott M. Stringer  
New York City Comptroller

Cc: Hon. Ruben Diaz, Jr., Bronx Borough President  
Hon. Jeffrey Dinowitz, New York State Assembly Member, 81<sup>st</sup> District  
Hon. Andrew Cohen, New York City Council Member, 11<sup>th</sup> District  
Mr. Robert Fanuzzi, Chairperson, Bronx Community Board 8  
Fr. Richard Gorman, Chairperson, Bronx Community Board 12

