

Cornell NYC Tech – Comments / Questions from Manhattan Community Board #8

Abbreviations: Roosevelt Island Community Coalition (RICC), Roosevelt Island Residents’ Association (RIRA)

Note: spellings of commenter names may not be accurate

	Category	Question/Comment	Commenter
Community Outreach			
1.	School Partnerships	Looking for partnership with Cornell for student programs before full build out (e.g. after school programs, honors programs, career day), and provision of up to date technology, including partnerships to support early childhood education	PS/IS 217 principal and coach, Eva Bosbach (RIRA), Leila Vujosevic (RICC)
2.	Environmental Monitor	Community needs its own environmental consultant, to be paid for by Cornell An Environmental Management Report should be prepared for this project and be reviewed and concurred by all stakeholders Should have independent consultant monitor construction	Joyce Mincheff Theresa M (engineer) Linda Heimer (RICC), Lynne Shinozaki
3.	Community Liaison	Should appoint lead contact person with questions and complaints (like Second Ave. subway); should continue to work with RICC board	Linda Heimer (RICC)
4.	Extension Office	Will there be a Cornell Extension Program on the island?	Monica Dow
5.	Public Access	Request that the campus will not be closed to those who are not students or workers, and that restaurants/retail will remain open to the public	Theresa M (engineer)

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		Shouldn't be able to fence off campus	Judith
6.	Security	Should commit to security plan to address terrorism concerns Should consider potential security / protesting impacts of partnership with Technion	Jan Fund Mohammed Ali Naquvi (Roosevelt Islanders for Accountability and Transparency), Anna Calcutt
Construction			
7.	Construction – Barges	Should use barges Barging is preferable, could expand to include ferry service and construction of permanent dock; RIOC completed a ferry study Should continue to analyze barging	Adek (civil engineer), Jonathan Kelkan (RICC), April Ward, Jan Fund, Lynne Shinozaki, Helen Chirivas, Eshagh and Rosalyn Shaoul, Stamos and Sara Metzidakis Jonathan Kelkan (RICC) April Ward
8.	Construction – Green Building	50% of materials should be locally sourced (within 100 miles of site)	Will Nagel (Bricklayers Local 1)
9.	Construction –	Will Cornell be making concrete on site?	Mark Lyon (RIRA,

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	Concrete		RICC), Adek (civil engineer), Ellen Polivy
10.	Seawall, Promenades	Will Cornell help with the cost of the seawall that we all need to keep the Island intact and safe during storm surges?	Ellen Polivy, Helen Chirivas, Judith
11.	Construction – Parking	Will Cornell consider an engineering study of Motorgate to enlarge the garage to add spaces?	Mark Lyon (RIRA, RICC), Ellen Polivy
12.	Construction – Community Needs	<p>What will Cornell do to improve quantity of facilities that their population will utilized such as tennis courts, parks, playgrounds and ball fields?</p> <p>Should provide more play areas for children</p> <p>Expand bike lane to entire island</p> <p>We want to ensure that the designated bike lane remain a bike lane and not become a road for car traffic.</p> <p>Provide pedestrian access to 59th St. bridge</p> <p>Disabled community is well respected on island and Cornell should make provisions for disabled, e.g. priority on buses</p> <p>Who will pay for public safety and street repairs?</p>	<p>Joyce Mincheff</p> <p>Eva Bosbach (RIRA), Susy del Campo</p> <p>Eva Bosbach (RIRA)</p> <p>Ellen Polivy</p> <p>Eva Bosbach (RIRA), Stamos and Sara Metzidakis</p> <p>Bryn Bass McCleary (RIRA)</p> <p>Alexis Villafane (Roosevelt Island Tennis Association, Roosevelt</p>

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			Island Garden Club)
13.	Construction – Waste	Lifecycle study of the buildings. What is entailed in running the building? ie garbage trucks since no avac. Will garbage be picked up in street or use vacuum tubes?	Ellen Polivy April Ward
14.	Construction – Trees	Feet of land fill and what kind of retaining wall will they use? How will it affect the mature trees which are at the present level? How many feet of fill will cover the trees? and how will the shade affect the trees and the park land? Are there shadow studies in the EIS showing the impact on South Point Park? Will these shadows kill the trees in that park?	Ellen Polivy April Ward
Environmental			
15.	EIS – Population Estimates	Update school population (482) DEIS provides for 1,000 sf of space per 4 workers, more space than the national average, which is closer to 176 sf per worker, and could be 100 sf per worker in future; would change worker numbers in co-location building and residential population will likely be larger than DEIS anticipates (+600 workers), also skewing transportation estimates (detailed comments and sources available in PDF) DEIS (4-2) does not address additional population resulting from corporate co-location population; student population estimates are outdated (1998);	PS/IS 217 principal and coach Matthew Katz (RICC) Joyce Mincheff

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		<p>4-8 and 4-9 enrollment tables and impacts are incorrect and based on false assumptions</p> <p>DEIS (4-7) underestimates “natural growth” on the island, which will result in school overcrowding</p> <p>DEIS (4-10 through 4-12) does not accurately reflect that the project will cause an approximately 20% increase in population (11,661 (2012 census figure for catchment area) + 2,236 (projected increase)); will overburden libraries / Island Services unless plans made to broaden services</p>	<p>Joyce Mincheff</p> <p>Joyce Mincheff</p>
16.	EIS – Construction	<p>EIS does not consider potential truck accidents</p> <p>Trucking analysis doesn’t account for nearby construction</p> <p>There would be 1,000+ vehicle trips each day on Main Street during the construction period for Phase 1.</p> <p>EIS only looks at air quality impacts at the construction site and does not address the impact of truck trips offsite, such as Main Street</p> <p>What is the method of excavation, what type of foundations will be used to support this structure and all the other structures?</p> <p>What type of explosive materials will be used and its method of transportation to the Island? Method of handling the excavated soil, the existing ash layer (usually includes high level of metal including mercury), and the dust control?</p> <p>How will explosives/demolition be handled? Demolition scraps should be</p>	<p>Adek (civil engineer)</p> <p>April Ward</p> <p>Ali Schwery</p> <p>Ali Schwery</p> <p>Theresa M (engineer)</p> <p>Theresa M (engineer)</p> <p>Alexis Villafane</p>

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		<p>barged off of island</p> <p>At the last meeting you mentioned that there would be no explosions. How do you plan to demolish the hospital?</p> <p>During demolition what will be the effect on the subway tunnels and the bridge foundations?</p>	<p>(Roosevelt Island Tennis Association, Roosevelt Island Garden Club)</p> <p>Ellen Polivy</p> <p>Ellen Polivy</p>
17.	EIS – Transportation	<p>I have requested a side meeting with the appropriate party from Cornell and the consultant to prepare and present to us The Traffic Simulation Study and Findings. The study should include existing and future conditions from the intersection to RI, Helix Ramp, Main Street and all other streets in the Island. The study should include the impact on Level of Service (LOS) and recommended solutions.</p> <p>What is meant by "Alternate Modes of Transportation"?</p> <p>How is the helix ramp leading from the bridge to the island going to be improved to handle the huge heavy truck traffic anticipated? What would be the impact if the ramp had to be closed for repairs?</p> <p>Why is there no modeling of traffic during AM and PM peak hours in the Study? Will there be traffic jams and backups across the entire bridge, on Vernon Blvd, and especially on Main St in the PM rush (it seems that there will be)? How will emergency vehicles be able to navigate Main St and the Bridge if there are significant backups? How will the safety of pedestrians be guaranteed both during construction and during peak traffic periods?</p>	<p>Theresa M (engineer)</p> <p>Nick Viest</p> <p>Mickey Rindler</p>

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		<p>What is to prevent Cornell students and staff from parking at the Southtown meters for short term parking after Phase 1? How about when there is inadequate garage space after the phase 2 buildout?</p> <p>Why is there no consideration of Cornell running its own shuttle buses for staff parking at Motorgate during peak hours rather than using overcrowded red buses?</p> <p>Why is there no weekend impact statement in the report, especially with regard to auto traffic and parking given the new Four Freedoms Park and the three residential buildings planned to be built in Southtown? Surely the owners of the 290 automobiles will use their cars on weekends as well. There is no indication in the report as to what the status of the parking spaces on the loop road around the campus will be on weekends or whether parking will be available in the garage for nominal cost.</p> <p>Are the estimates for tram traffic during AM rush accurate? What about faculty and staff taking their kids to school, faculty and spouses having jobs in Manhattan (like consulting jobs), people staying at the hotel facilities, or students with jobs or internships in Manhattan. We fear great impact on the tram during AM peak.</p> <p>The more than 700 additional passengers that will take the subway during rush hour after 2038 will mean significant delays for all riders, especially when there are train delays, which happen all too often. The report says the MTA has stated that these are unmitigatable but there is little doubt of the negative impact. Will Cornell lobby the MTA and city add a subway station for one of the other lines that pass under the island?</p>	

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18.	EIS – Community Facilities	<p>DEIS (4-2) does not consider impacts of three new buildings to be constructed at Southtown</p> <p>Cornell must contribute to the Public Service Department in order to adequately increase the manpower that will be needed for maintaining security and safety for new residents and its facilities (referring to DEIS 4-4)</p> <p>DEIS (4-6) does not adequately consider that no district school on island can turn away a child who lives in the zone for the school</p>	Joyce Mincheff
19.	EIS – Hazardous Materials	<p>DEIS (10-2): What is the depth and breadth of the ash at the project site, and how will Cornell deal with it?</p> <p>No hazardous materials should be transported on main street (only barge)</p>	Joyce Mincheff
20.	EIS – Natural Resources	<p>Cornell should revisit the site in the spring during the bird nesting period in order to accurately determine which birds are present (beyond “disturbance tolerant” species); include black crowned night heron, great egrets, peregrine falcons; also migratory fish; should maintain safe north-south corridor during all phases of project; should use natural methods of pest control</p>	Monica Dow
21.	EIS – Energy	<p>Why is Cornell only providing LEED Silver buildings for itself and not the island community? Why haven’t the energy needs of Southtown been considered? Should provide fuller analysis of natural gas and Coler Hospital steam needs (decommissioning of steam plant so can be reused for Cornell)</p> <p>Will geothermal wells be closed loop? This would be less efficient and</p>	<p>David Evans</p> <p>April Ward</p>

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		<p>cost 30% more; how many trucks will be used to drill 400 wells? Could the drilling take place at the same time in order to reduce the amount of noise over time?</p> <p>You are planning to build 400 geothermic wells with no notation of location. Where will these wells go?</p> <p>Is a co-generation plant planned for the site?</p>	<p>Ellen Polivy, Joyce Mincheff</p> <p>Mark Lyon</p>
22.	EIS – Mitigation	The mitigation Chapter requires more detail information in relation to cost, resource of the budget and who will implement these recommended mitigations. What will be the solution for the unmitigated areas? The DEIS /EIS should have solutions for all the problems including the unmitigated areas and should identify clearly that the Science Center Project will take care of the implementations of these proposed solutions.	Theresa M (engineer)
23.	EIS – Urban Design	DEIS incorrectly states that there “there is no urban design” on island	Leila Vujosevic (RICC)
24.	EIS – General	<p>DEIS ignores needs of community in construction of campus</p> <p>Table 11-5 of DEIS does not discuss water use for air conditioning; incomplete information in EIS on sewers and student counts</p> <p>Need to see the revised impact analysis on the ground transportation and noise that accounts for barging</p> <p>Should ensure no air quality impacts on children; should ensure helix is not damaged; already too many cars in Motorgate</p>	<p>Judy Buck (RICC)</p> <p>Mark Lyon (RIRA, RICC)</p> <p>Theresa M (engineer)</p> <p>Susy del Campo</p>

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		Concerned about noise from buses, trucks, and students	Janet Zarish
		Concerned about noise from ambulances, fire trucks, and police cars near bridge	Joan Robbins
Zoning			
25.	Zoning – Public Access Areas	<p>Make sure that whatever space in the site is open to the public in perpetuity.</p> <p>Campus should be accessible to public; zoning text should be more specific and protect residents’ ability to influence future development</p> <p>Why is the area outside the site being rezoned?</p> <p>Why does the zoning text exempt the property from Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area and the Waterfront Access Plan)?</p> <p>Why is moveable seating preferred over fixed seating in public areas? Moveable chairs could be stolen</p> <p>Map 2 of the zoning text only provides on open space of at least 20’ in width and a long, narrow diagonal walkway. Why are the remainder of walkways and open areas – including the routes crossing the campus from north to south – omitted from the publicly accessible spaces?</p> <p>Why is the “waterfront connection corridor” counted as open space when it is merely a visual design element and not a path that allows unobstructed</p>	<p>Ellen Polivy</p> <p>Leila Vujosevic (RICC)</p> <p>Mark Lyon (RIRA, RICC)</p>

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		<p>physical access?</p> <p>Privately Owned Public Spaces generally have 24 hour access – why should the public space on the campus be limited to certain hours?</p> <p>Concerned whether open spaces will be publicly accessible, and whether portion of waterfront connection will be enclosed</p>	
26.	Zoning – Access	Roads into campus must be wide enough to allow truck deliveries	Judith
27.	Zoning – Parking	Should require specific number of parking spaces	Lynne Shinozaki
28.	Zoning – Uses	<p>Is there ever a plan for factories by the waterfront?</p> <p>What kind of academic research and what kinds of business will be here?</p> <p>Are there limits to "retail use"?</p> <p>What is meant by "corporate co-location" use?</p> <p>Should limit commercial space to a certain overall percentage of floor area to prevent construction of shopping mall</p>	<p>Ellen Polivy</p> <p>Ellen Polivy</p> <p>Nick Viest</p> <p>Nick Viest</p> <p>Lynne Shinozaki</p>
29.	Zoning – Height	What datum is the 320-foot height of the residential building measured from, and is it the same as the datum for the 29 story building that Hudson/Related is planning.	Rose Jeff
30.	Zoning – Limitations	Should require that zoning changes specific to Cornell plan, and if deal falls through should revert to previous zoning	Lynne Shinozaki