

Ludlow Park Residents Association Quarterly
Winter 2015

Letter from the President, March 2015

Dear Friends,

I am pleased to bring you the latest issue of the Ludlow Park Quarterly Newsletter. For this issue our intrepid editors, Geraldine Canty and Caroline Stern, have focused on the elected officials that impact our neighborhood. They reached out to our representatives at all levels of government and had enthusiastic responses from Andrea Stewart-Cousins, Michael Sabatino, Mike Spano, Gary Pretlow, and Liam McLaughlin. Our intention was to explore the difference between each level of government and how this informs the focus of the representative - a simple lesson in civics, Ludlow Park style.

We are also including a recommendation from Eliot Hertzberg for the new pharmacy, Oak's, where he has received extraordinary personal service. And we have a full report of the meeting at the Water Treatment Plant on January 14, from which we take away that progress is being made on completing the odor control projects, but that we should follow up on several issues - including the maintenance of the filters on the manhole covers.

Since it seems there is no end to this winter, and many have expressed unhappiness with the snow plowing this year, we would like to pass along these tips. If the snow plow does not adequately plow your street, or does not plow the side of the street vacated by alternate side rules, call the Mayor's 24-hour Help Line at 377-HELP (4357). While the City's Facebook page gives evidence that Ludlow Park is not the only neighborhood unhappy with their snow removal, we have been advised that calling the Help Line is the most effective way to have specific snow removal problems addressed. Also, please be courteous and if you have a driveway or garage, please park your car there and not on the street to help expedite snow and ice removal.

The Association's next big event is the International Potluck, which this year will include an art exhibit by our neighborhood painters (and possibly sculptors). The date is this Sunday, March 8, and full information is given on page two.

THE GOVERNANCE ISSUE

www.ludlow-park.org

On April 22nd we will hold our annual meeting and will hold elections for the Board of Directors - please consider joining us so we can continue to strengthen our community. Contact our nominating committee at Nominations@LudlowPark.org if you would like more information or to submit your nomination.



As many of you know in many years the Association sponsors a neighborhood tag sale where the Association advertises in the Journal News and other venues, enabling participants to retain more of their revenues. We also staff a table selling donated plants and other items to raise money for Ludlow Green and the Association. The board plans to sponsor the sale the weekend of May 2 and 3. As usual, we need help to make this happen. Please contact me at President@LudlowPark.org if you are willing to help organize the Sale this year.

The next issue of the LPRA Quarterly will focus on our local history. If you would like to write a note about the history of your home or any other item of historical interest in the neighborhood please contact the newsletter editors at Newsletter@LudlowPark.org. We hear so often about Colonel Troster, Gabe Pressman, Cottage Lawn, Abe Cohen, the Ludlow family and other local lore that we thought it would fun to put some of this together in one of our Quarterly Newsletters.

Our editors, Geraldine and Caroline, will be stepping down after his upcoming issue, so we are looking for another individual or team to take on this important work. Please contact them at Newsletter@LudlowPark.org or me at President@LudlowPark.org if you would like more information about what is involved.

Best,

Ruth Montgomery

SAVE THE DATE

LPRA INTERNATIONAL POT LUCK MARCH 8th 4pm-6:30pm at the Chema Center

The LPRA will host the Annual International Pot Luck Dinner on Sunday, March 8th at the Chema Center. This year, we are very excited to display the work of several Ludlow Park artists! We are featuring some of our very talented neighborhood visual artists who will display their work including *Liz deBethune, Chris Semergieff, Julie Lester, Daisy Hein, Laurie Hornik, Philip Feller, Teresa Neufeld, Molly Sciascia, Susan Walker, and Renee Toback*. Musical entertainment will be provided by Ludlow resident *Curtis Kendrick* and his ensemble, playing a mix of jazz standards, folk classics, and pop favorites. Please join us! Bring your favorite dish to share. If you don't cook, we'll tell you what we need. Please contact Renee Kelvin rskelvin@verizon.net or 914.476.1609 to arrange the food and beverages. Contact Eileen O'Connor at eioc@optonline.net or 914.523 7845 if you can help set up

or clean up. We are looking forward to seeing you and your family there!

LPRA Annual Meeting - APRIL 22nd at 8pm

The Annual Meeting and elections for the Board of Directors will be on Wednesday, April 22nd at 8 pm at the Chema Center.

Ludlow Park Neighborhood Tag Sale - MAY 2- 3rd

Start cleaning out your closets, attics, basements, and garages. The Ludlow Park Neighborhood Tag Sale is a great way to get rid of those excess belongings. If you don't want to have your own table, you can always donate them to the Ludlow Green/Ludlow Park Residents Association table and help finance the greening of our neighborhood and our many Association activities.

WHICH ELECTED OFFICIALS REPRESENT LUDLOW PARK?

Position	Name	Current Term	Term lengths and limits
Yonkers City Council – District 2	Corazon Pineda	2014-17 (first term)	2 Four-year terms
Yonkers City Council – District 3	Michael Sabatino	2012-15 (first term)	2 Four-year terms
Yonkers City Council President	Liam J. McLaughlin	2014-17 (first term)	2 Four-year terms
Yonkers Mayor	Mike Spano	2012-15 (first term)	2 Four-year terms
County Legislator – District 17	Virginia Perez	2014-15 (since 2012)	6 Two-year terms
County Executive	Rob Astorino	2014-17 (since 2010)	3 Four-year terms
State Representative – District 89	J. Gary Pretlow	2015-16 (since 1993)	Two-year terms without limits
State Senator – District 35	Andrea Stewart-Cousins	2015-16 (since 2007)	Two-year terms without limits
NYS Governor	Andrew Cuomo	2015-18 (since 2011)	Four-year terms without limits
U.S. Representative – District 16	Eliot L. Engel	2015-16 (since 1989)	Two-year terms without limits
U.S. Senator	Charles Schumer	2011-16 (since 1999)	Six-year terms without limits
U.S. Senator	Kirsten Gillibrand	2013-18 (since 2009)	Six-year terms without limits
U.S. President	Barack Obama	2013-17 (since 2009)	2 Four-year terms

LUDLOW PARK GOVERNANCE

Earlier this year we reached out to our elected officials the same set of questions. What follows are the replies that we received in the order in which we received them. We thank them for taking the time to let us know more about what their responsibilities are for Ludlow Park. Here are the questions in full:

- We live next to the Yonkers Joint Westchester Waste Water Treatment Plant. This plant currently processes the lion's share of the county's sewage. What are your thoughts on how the County should manage its growing sewage processing needs?
- We are enormously fortunate to live by Hudson River - what is your view of the possibility of increasing waterfront access along our shoreline? And what are you recommending regarding the City's development plans for the river-front and for flood and storm water mitigation?
- Less than 2 miles from our neighborhood, downtown Yonkers is slated for major changes in real estate. What are you doing to make sure that this growth is appropriate for Yonkers and that low cost housing is included in these developments?
- What accomplishment are you most proud of your current term?

ANDREA STEWART-COUSINS

NYS Senate district 35



Hello to my neighbors in Ludlow Park! Thank you for giving me the opportunity to update you in your newsletter. I have had the privilege of representing the Ludlow Park community at the city, county and now as your State Senator, at the state level of government. I proudly serve the 35th District, which includes the west side of Yonkers, part of White Plains and New Rochelle, and all of Greenburgh including the rivertowns and Scarsdale. I have also been elected by my Democratic colleagues to be the

first female legislative Conference Leader and the first female Minority Leader.

County sewage needs

As your county legislator from 1996 to 2006, I fought for and succeeded in getting covers for the Yonkers Joint Wastewater Treatment plant. I also fought against diverting sewage to the plant from other areas of the county. It has always been my strong belief that the county has to address its development in Northern Westchester and work towards appropriate solutions to address waste water treatment needs of that part of the county, given that the Yonkers plant is near capacity.

Hudson River – access, development and safety.

We are very fortunate here in Yonkers to live next to the majestic Hudson River. I co-founded Yonkers Riverfest, a festival that continues today. I've always been a proponent of access to the river and preserving it. As a county legislator I voted in favor of establishing a river walk and funding it, for creating bike paths and other access points up and down the Hudson.

In terms of storm water mitigation, I urge you to participate in the meetings that are being held as part of the state's New York Rising Community Reconstruction Program. I applaud Governor Cuomo for establishing this important initiative after several devastating storms including Sandy caused extensive flooding and destruction. I've assigned a member of my staff to attend these public meetings on my behalf and to keep me informed because Yonkers is one of the communities eligible to receive significant grants. The meetings will determine how and where this money will be used. To learn more, please visit <http://stormrecovery.ny.gov/community-reconstruction-program>

Yonkers real estate development

We are seeing a transformation taking place in downtown Yonkers, and while progress is welcome, we must also recognize the needs of all of the residents including affordable housing. As a child who grew up in public housing, I understand how important it is to have an affordable, safe and secure home. As your State Senator, I continue to vote in favor of significant funding that allows the state's Division of Housing and Community Renewal to create more affordable housing through significant tax credits and other incentives. Yonkers and local developers are utilizing these revenues to create more affordable housing units. I recently attended the groundbreaking for a new, 51-unit, affordable housing project under construction on Warburton Avenue. This spring, the ribbon will be cut at the former School 6 on Ashburton Avenue, with 120 affordable units. I also support the strengthening and continuation of rent control as a means of providing additional affordable housing opportunities, including rental subsidies for senior citizens and the disabled.

As your State Senator, I also advocated on behalf of Yonkers and applications made for millions of dollars in highly-competitive, state economic development grants through the Regional Economic Development Council. These REDC grants are awarded to projects that are designed to grow our business, housing and job opportunities and improve the quality of life for all Yonkers residents. One such project is the Saw Mill River Daylighting; each phase is being funded with millions of dollars allocated through the REDC.

What accomplishment are you most proud of your current term?

A new, two year term just began for me. Last term, I would say, as it relates to Yonkers, I am most proud of how working together, at the city and state level, we were able to help Yonkers Public Schools avoid devastating classroom cuts and job losses after the discovery of a \$55 million accounting error by the Yonkers Board of Education. Our Yonkers state delegation and I worked with the Mayor and the Governor to come up with a solution. This year's state budget process will soon begin, and I will continue to be on the frontline once again for education funding.

Please know that I have a terrific constituent services staff, ready to assist you on a wide range of issues. If you have a concern or are in need of assistance, please feel free to call my district office at (914) 423-4031. To learn more and to sign up for newsletter updates, please visit: <http://www.nysenate.gov/senator/andrea-stewart-cousins>

J. GARY PRETLOW

NYS Assembly, district 16 (answers given to Geraldine Canty via phone)

County sewage needs

The State has responsibility for environmental conservation only (which he believes includes odor monitoring) but JGP did work with Herman Keith some time ago to get the plant covered. He asked if any of it had been covered - he did not know what had happened subsequent to these efforts. Since the Plant is at the lowest point in the County the force of gravity makes the location the first choice. It is unlikely that any other plants will

be built except perhaps a small one in the north of the County. JGP has not heard anything about such a plant, but could see it happening sometime in the future. He was interested to learn that there are plants in other States which are nice enough to be rented out for weddings - he asked us to send him more information.

Hudson River – access, development and safety.



The Waterfront has improved beyond recognition - it is not so long ago that the rivers were full of industrial waste and no-one wanted to live near them. There have been many plans for downtown Yonkers over the years, and each mayor seemed to scrap the one devised by his predecessor. This seems to have changed with the last two mayors - Mayors Amicone and Spano - who are pursuing similar strategies for turning the area into something like Manhattan's Soho. The rest of the waterfront has also improved in places - JFK Marina is now usable and the Glenwood Power Plant is to be converted into

a destination location, with restaurants, event spaces and so on. The alienation of the land in Trevor Park has been agreed by the State and the replacement of this land with public space of equal or greater value has also been agreed. The problem of other areas, such as Alexander Street, is that the remediation of Brownfield sites is so expensive that developers will only do it if they see the right returns. Although there is State money for this it is never enough to cover the cost and does not cover cost of new infrastructure (such as sewers). Yonkers does not have the money to pay for this either - so the developer steps in. He does not see parkland on the waterfront in our future.

Yonkers real estate development

The State has little direct control over the type of development that any town or City sponsors. It has some control over the money disbursed through the IDA (Industrial Development Agency) and there are tax breaks for special projects such as

MICHAEL SABATINO

Yonkers City Council Member District 3

County sewage needs

Yonkers takes more than their fair share of sewage from the county. The County has to build an additional sewage plant. I will continue to urge our County Legislators to fight for an additional plant.

Hudson River – access, development and safety.

I am very much in favor of increasing access to the waterfront. One of the best assets the city has is the Hudson River views. We should do whatever we can to preserve those views. That is why I'm not in favor of any development that will block those views such as a string of high-rises like Fort Lee. Our new city ordinance calls for 10% affordable units. Any development should fit the topography of the area. There needs to be open space park area, walking and biking trails.

As to the Flood mitigation: We have a group of people working on the NY Rising recovery from super storm Sandy; one member of the committee is from your association. These issues are being addressed and proposed plan should be available soon.



Yonkers real estate development

Regarding the downtown area: We have made great progress with new businesses coming in more residential properties and the award winning day-lighting project. Again I do not want to see a string of high rises go up.

What accomplishment are you most proud of your current term?

I like to think that always being out in the community and addressing the needs of the constituents, so all the little accomplishments add up to my biggest accomplishment.. Addressing all the quality of life needs like road pavings, meeting the needs of our Seniors and our children... and being able to resolve them for the most part. Also fighting for funds for our school system. We were recently granted \$33 million dollars over 4 years to reinstitute Pre K. My motto has always been

"without a good school system we cannot attract new residents or keep our existing ones." We need to continue to make progress in Education system.

senior housing. Despite all the court battles, the trend is for high rent housing to replace affordable housing (which means affordable for the given neighborhood) although there are requirements for a percentage of the new apartments to be available at lower rents. This can result in the type of building currently being built on 57th Street in Manhattan, which has a "poor door" for the lower rent apartments.

What accomplishment are you most proud of your current term?(The Assemblyman asked us to quote from his website for this answer)

Assemblyman J. Gary Pretlow was elected to the New York State Assembly in 1992 to represent the 89th district, which includes Mount Vernon and Yonkers. In 2005 Mr. Pretlow was appointed Chair of the Assembly Racing and Wagering Committee. He takes full responsibility for shutting down Atlantic City. Seventy buses a day used to leave our neighborhoods for AC and now there are none. This change was caused by the introduction of racinos (racetrack casinos, which are exclusively slot machines. Slot machines are the most profitable form of gambling - table games do not make anything like as much profit). These racinos have provided the State with hundreds of millions of dollars for education. And the most recent success has been the legalization of fully-fledged casinos, to be introduced in specific counties in the State, including in the Catskills.

One of the many significant pieces of legislation Assemblyman Pretlow has enacted into law is Cynthia's law. A provision of this law establishes reckless assault of a child as a class D felony. Furthermore, Cynthia's law raises awareness for shaken baby syndrome by establishing an educational campaign to inform the public of the harm that may result from shaking a young child.

MIKE SPANO

Mayor of Yonkers

County sewage needs

The Waste Water Treatment plant in the Ludlow Park neighborhood serves 50% of the Westchester County population and processes an average of 90 million gallons of waste water per day. As such, the treatment plant is very important to the health and safety of our city and county residents. As Mayor, I believe the county needs do its fair share in supporting the community it relies so heavily upon. I will be asking the county this year to supply Yonkers with an impact fee as it does with similar facilities in the county, such as Mamaroneck and Peekskill, to help mitigate the presence and long-term impacts of the treatment plant on the residents of Ludlow Park. Additionally, we are exploring plans to build a park in the area that surrounds the treatment plant – it sits on the beautiful waterfront overlooking the Palisades. We need to make sure that our residents have access to the waterfront and enjoy it.

Hudson River – access, development and safety.

Knowing the city has limited control over the storm water mitigation, we will do our part and advocate the federal government through FEMA to put forth a plan that provides adequate development and mitigation efforts along the waterfront that addresses the needs of the city and the neighborhood.

Yonkers real estate development

In 2013, with the support of the Yonkers City Council, we passed a historic, housing ordinance that requires affordable housing part of new development, and provides incentives to renovate and improve our existing housing stock.

When you consider that a generation ago Yonkers was known nationally as a city in great conflict over affordable housing, and that those on either side of the issue found it impossible to find common ground, the fact that we have



unanimously passed an affordable housing ordinance indicates it is truly a new day for Yonkers: A new day we can justly be proud of.

A good example of the progress we are making is former School 6. For the last 30 years the School 6 property has been an eyesore and a burden to neighbors along the Ashburton Corridor. Not any longer. In 2013, we demolished the crumbling building and broke ground on Schoolhouse Terrace at Croton Heights. The \$58 million environmentally sustainable development will include 121 new mixed-income apartments, 2 new underground parking garages and new community space for residents. This past fall, we broke ground at 188 Warburton Ave., making way for a new 62,000-square foot, LEED-certified development that will replace two distressed buildings as part of a broader effort to revitalize Southwest Yonkers.

What accomplishment are you most proud of your current term?

There is a lot for us to be proud of as residents of this City. From the rebooting of our economic development, especially in downtown Yonkers, to a renewed approach in supporting our public schools, Yonkers is moving in a positive direction. At the end of the day, I am proud, that with each new project, development or transformation, we are instilling pride back in our city for the residents and restoring a purpose in our government. I want us to proud of Yonkers as a great place to live, work and play.

LIAM MCLAUGHLIN

President, Yonkers City Council

County sewage needs

Last year, the Council passed a resolution opposing the diversion of additional sewage from Westchester County to the City of Yonkers. We all want to keep our waterfront as enticing as possible for residents and visitors alike. That is why we have invested so heavily in the Saw Mill River Daylighting project and our downtown revitalization effort which has seen numerous recent successes including the grand opening of Yonkers Brewery and the Library Lofts, as well as the groundbreaking for River Tides at Greystone and other smart growth initiatives.

Since 1997, many communities in Northern Westchester, especially New Castle, have petitioned to join the sewer district. Our City Council recognizes that temporary diversion is not a permanent solution and a more holistic approach is required in order to expand sewage services for those communities.



As part of the Federal Affordable Housing Settlement between Westchester County and HUD, many of these northern Westchester Communities are legally obligated to build units of affordable housing which must include sewage services to meet the requirements set by a Federal Monitor, who has the power to compel the County to build these units with sewer service. That Monitor has also recently required that some of these projects be built in areas not currently serviced by sewers, thereby increasing sewage flow to the City of Yonkers unless otherwise diverted.

That proposal could potentially exacerbate the potency of the smell from the Sewage Treatment Plant and adversely

affect the economic and residential viability of the Waterfront District. Under the administration of Westchester County Executive Rob Astorino, the number of odor complaints from the Yonkers Plant have been reduced significantly, but while the County states that the additional 125,000 gallons per day will not have a significant impact to current operations, the County has not yet agreed to place a limit of gallons diverted per day.

We are certainly grateful that the County has expended and committed up to \$52 million for odor mitigation and \$17 million of capital improvements at the plant in last year's County budget, but in light of the absence of a county-wide approach, as well as the construction delays on the grit screen and odor control project at the plant, this proposal may pose an unfair burden to the residents of Yonkers in the future.

The County should abort its plans to divert more sewage to Yonkers unless and until such time an agreement can be reached on limiting the number of gallons diverted per day and assurances can be reached on the construction of additional wastewater treatment facilities in northern Westchester. In the meantime, I would invite our County elected officials, as well as those from northern Westchester towns like New Castle to come to Yonkers and tour Ludlow neighborhood so they can better understand their proposal's impact on our community and our beautiful waterfront

Hudson River – access, development and safety.

One of Yonkers' greatest strengths is its location along the waterfront and our many historic buildings along the waterfront. Some of these structures also present unique challenges with regard to stormwater mitigation and flood control.

Much of this area is privately owned, but as Chairman of the Environmental Protection & Policy Committee I am working to ensure that the Council is working toward a plan that encourages economic development that adheres to smart growth principles and includes a mixed use of our waterfront for residential, commercial and recreational opportunities. For example, the Yonkers City jail has now become an art gallery.

The Esplanade Park, with its pavilion, sculpture park and historic pier, a smart adaptive reuse, is another great example of what we can accomplish. Projects like these use environmentally sensitive designs that reduce impervious surfaces. The long-term goal would certainly be to expand and improve upon this, increasing public access to the Hudson River along the entirety of the waterfront and improving access to City recreational facilities like Trevor Park and the JFK Marina.

Yonkers real estate development

Over the last year Yonkers has moved forward on so many fronts – passing an on-time, balanced budget within the tax cap, providing historic city investment in our schools, growing our economy, reigniting development, assuring affordable housing for working families and attracting new industries to our city.

We're leading the way in affordable housing with projects like the Westchester Center for Independent and Assisted Living's new \$24 million housing project. This project will have room for 200 residents and create 110 permanent full-time jobs. Even though it is an affordable facility, it will feature luxury amenities including restaurant-style dining.

During my tenure on the Council, I am proud of my record, which includes creating new parkland and protecting Hudson River waterfront open space, creating the Environmental Policy Coordinator position in Yonkers' Planning Department, leading the effort to clean up Bronx and Saw Mill Rivers, and implementing LEEDS (Leadership in Energy and Environmental Design) building standards for new developments in Yonkers. Sticking to my conservationist principles will mean that continued growth in the downtown neighborhood is appropriate for our community.

What accomplishment are you most proud of your current term?

Since taking over as Council President in January 2014, we have many accomplishments we can point to as positive achievements for the City we all love. From holding the line on taxes, to standing up to Albany overreach, to getting our economy moving in the right direction by opening our doors to new businesses, there is so much to be proud of.

In February, the City of Yonkers became the first major city in New York State to offer a school tax exemption for veterans. In April, we broke ground on Phase II of the Daylighting of the Saw Mill River.

In May, the Council majority passed a local law requiring the City Finance Commissioner to publish an annual four-year financial plan on April 15th and quarterly financial reports on January 1st, April 1st, July 1st and October 1st of each year, publicly, on the internet. These new financial controls will provide badly-needed sunshine on the City budget.

In the budget itself, the Council Majority managed to cut the proposed increase in the income tax surcharge, restored funding for our firefighters and municipal workers, increased the City's funding for education and enacted a bold new management structure for our schools that consolidates the school district's non-academic functions with the City's, which will save taxpayers millions. In October, we passed two pieces of legislation that came about as a result of the tragic death of a young man named Matthew Wallace. The laws created a Taxicab Bill of Rights and required certain businesses that sell alcohol to install external surveillance cameras. The bills would not have been possible without the efforts of the Wallace Family.

During the year, the City Council voted to intervene in a lawsuit that sought equitable school funding from Albany. In November, we scored a major victory when a Supreme Court Judge ruled that the City of Yonkers is now a plaintiff in the landmark case, New Yorkers for Students' Educational Rights (NYSER) v. State of New York, making Yonkers the first-ever municipality to successfully intervene in a Campaign for Fiscal Equity case.

NEW BUSINESS OPENS NEAR LUDLOW PARK

To fellow residents of Ludlow Park

In what I believe to be a courageous move, a new pharmacy, Oak's, has opened up in Ludlow Park in the mini-mall on Riverdale Avenue across from the "T" intersection at the end of Radford Street. This would be a "courageous" move even in a good economic environment – which ours most assuredly is not. It appears to be an independent pharmacy, and Paul, the pharmacist, and his staff provide individualized, attentive and efficient care in all of their activities. This is a store in Ludlow Park run by a resident living on Hawthorne Avenue.

Over recent decades, most of us have gotten used to long lines and harried employees when dropping off a prescription and when picking them up. We need not do so any longer. Most often the prescription is filled within minutes.

Paul accepts the insurance plan I use, along with a long list of others. His prices for now-standard 30-day supplies are dictated by the insurance companies and are the same as at the "mega" pharmacies and other, smaller, retail pharmacies. I've yet to price him out on mail order 90 day supplies typically required by our insurers for greatest savings. With several, if not most, insurers moving from the 3 months of meds for the price of 2 towards 2.5, I suspect that the prices will fall further in line with Oak's. The convenience and reliability of Oak's are well worth it. Furthermore, on a couple of occasions already, Paul provided a brand-name drug that was actually cheaper than the "tier" defined generic!



Recently, my doctor phoned in a prescription to the wrong (old) pharmacy. When I went to Oak's to pick up the Rx, having alerted Paul to expect it, he'd already been in touch with the other pharmacy and coaxed them to transfer the Rx to him. And it was all seamless to me! What a strange experience: a retailer actually anticipating a problem and dealing with it before I ever found out that a mistake had been made. It sure beats the push-button robotic phone

I think/hope that if we residents of Ludlow Park do what we should, we will be able to maintain a service in Ludlow Park run by a resident of Ludlow Park that will provide a key role in our healthcare. As I look around our community, it seems that we are aging – meaning more healthcare issues. I can imagine no reason to go elsewhere than Oak's Pharmacy

Use it or lose it!

Elliot Hertzberg

YONKERS WASTEWATER TREATMENT PLANT UPDATE

SEWAGE TREATMENT PLANT MEETING ON JANUARY 14 2015

*Presentation Slides are available at [//LPRA.clubexpress.com/docs.ashx?id=196450](http://LPRA.clubexpress.com/docs.ashx?id=196450)
Full Meeting Report available at [//LPRA.clubexpress.com/docs.ashx?id=200996](http://LPRA.clubexpress.com/docs.ashx?id=200996)*

Approximately 30 people attended the meeting, including Legislator Mary Jane Shimsky, Legislator Ken Jenkins, Councilperson Michael Sabatino, and Dayana Gomez, Legislative Aide representing Legislator Perez who was ill. Representatives from the County Department of Environmental Facilities (DEF) included Commissioner Thomas Lauro, First Deputy Commissioner G. Michael Coley, Plant Superintendent Jeff Bryant, and Supervisor of Maintenance Erwin Vazquez.

The meeting started with Dayana Gomez reading brief remarks prepared by Legislator Perez about the \$2.5 million

included in the County capital budget for a pocket park on the waterfront. Legislator Mary Jane Shimsky, Chair of the Legislators Infrastructure Committee which has oversight over the Department of Environmental Facilities, spoke briefly about the work the Infrastructure Committee does and her commitment to making sure our needs are met.

Commissioner Thomas Lauro delivered the main presentation covering the agenda we requested, beginning with an update on the Odor Mitigation Projects. Phase I of the HVAC improvements is 98% complete. The new system was put into operation prior to last summer, but the final components are expected to be wrapped up by March 2015. Phase II was put out for bid in Q4 of 2014, as expected, with bids due in February and construction expected to begin this summer. In answer to a question about the potential impact on odors due to the project, the Commissioner said there was not expected to be any increase in odors since Phase II involves replacing equipment that is indoors. He said they would be reassessing

the potential impact once the contractor was selected and they walked through their project plans. Phase II is expected to take 1 to 1.5 years to complete. The funding request to the Legislator for Phase III is planned for Q3 of 2015. Commissioner Lauro emphasized that they include odor reduction as a factor in other improvements being made at the plant and agreed to consider doing a follow-up odor study after the completion of the three phases of the Odor Mitigation Projects. For more details as well as information about Hydrogen Sulfide (H₂S) monitoring efforts, 2014 flow levels, and plans to increase the usage of digester gas and thus reduce the flame-off of methane gas, see the full meeting report at [//LPRA.clubexpress.com/docs.ashx?id=200996](http://LPRA.clubexpress.com/docs.ashx?id=200996).

history and current efforts to divert sewage from northern Westchester to Yonkers. Sewage Treatment Plant Information. It is important for the County to know that the odor problems are not solved! This is not the time to add more sewage flows from northern Westchester. The Commissioner of the Department of Environmental Facilities has been quoted as saying that there must not be any odor problems as complaints are down. You might find that it is much more effective to call the Plant directly when you smell something. In fact, Legislator Perez has told us that we have to keep calling, even when we have been notified about work at the Plant or we know that there was some other general problem. So please call the Plant's manager, Jeff Bryant at (914) 231-2847 (O) & (914) 621-7830 (M)

Please visit our Ludlow Park Residents Association web site for a full set of articles and links related to the plant, its



STAYING CONNECTED IN LUDLOW PARK

Mayor's Help Line: 377-HELP (4357)
Yonkers Police Non Emergency Phone Number: 914-377-7900



DOES IT SMELL? PLEASE TELL!

Online complaints are processed between 8 a.m. - 4 p.m., Monday through Friday. If a complaint needs immediate attention outside of these hours, call the Odor Complaint Help Line at (914) 231-2786.

<http://environment.westchestergov.com/odor-complaint-form>



To receive recorded phone calls made by Plant personnel notifying Ludlow Park residents of planned maintenance work that could result in odors, register at <http://environment.westchestergov.com/yonkers-joint-odor-call-sign-up>. After you register, you will receive an email acknowledging receipt of your request. Once your name and number(s) have been added to the list, you will receive a second email confirming the addition.

Please remember that even though you have received advance notice that there may be odors, you should still call the Odor Complaint Hot Line (914-231-2786) so that management can try to mitigate the problem. We must report all odors if we want to make a difference to our quality of life -- just keep calling!

THIRD PRECINCT COMMUNITY COUNCIL

meets on the third Tuesday of each month (September – June) at 7:30 pm at the Chema Center located at 435 Riverdale Avenue. All residents are welcome to attend this meeting. Please contact info@LudlowPark.org if you have any questions.

A few sites for local events and information. Check them regularly for new events. Let us know if you have a favorite one!

- <http://www.yonkersny.gov/play/> - information from the Yonkers City website about local events
- <https://applications.ypl.org/evanced/lib/eventcalendar.asp?Lib=ALL> - Yonkers Public Library event calendar
- <http://www.cityofyonkers.com/government/mayor-s-office/newsletter-sign-up-3573> - Mayor's update
- www.YonkersDowntown.com – information on events in the Downtown area – mostly towards the River. Restaurant weeks, networking meetings. Sign up for e-newsletter.
- <http://www.hudsongreenway.ny.gov> – information on events in Hudson Valley – biking, hiking, other green matters. Sign up for Enewsletters.

Please feel free to contact the Quarterly's editors at Newsletter@LudlowPark.org