

WHAT'S WRONG WITH THIS PROJECT?

Five Points are Missing from the new proposal at the Hebrew Home for the Aged in Riverdale (HHAR)!!

1. **Complete Environmental Impact Statement (EIS)**¹ process examining reasonable alternatives, preservation easements, and impacts such as natural resources, height and transportation, **that were not adequately reviewed in the Environmental Assessment Statement (EAS)**. The fact that this residential community will overlook the Hudson River - a USEPA designated Historic American Heritage River -- should require a renewed look at compliance with the Waterfront Revitalization Program (which was part of the EAS).
2. Presentation of the **Master Plan** - existing and 20 years out
3. **Stormwater Management Plan (SMP)**, Stormwater Pollution Prevention Plan (SWPPP), and Integrated Pest Management (IPM) pre, during and post construction.
4. **Monitoring Agreement** for a Bronx Community Board 8 (CB8) and HHAR to create a Community Advisory Committee (CAC) or City Planning (CPC) Facilities Monitoring Committee (FMC) to meet at least yearly to review compliance with 1 to 3 above. Specifically, begin the CAC to work on the EIS Scope and DEIS Comments. The applicant track record requires this (see DOB record).
5. **Formal Agreement** that any and all changes made by the Borough President (BP), CPC and City Council (CC) come to and involve CB8, and be incorporated in a restrictive covenant.

NB. These are some of our general best practices for encouraging smart decision making and public participation for large ULURP projects. For more information, see the comments the Bronx Council for Environmental Quality wrote on Conditional Negative Declaration [here](#).

¹ An Environmental Impact Statement (EIS) describes an action which may have an impact on the environment. It is a publicly available document and must include: analysis of environmental impacts, **reasonable alternatives**, and **ways to reduce or avoid adverse environmental** impacts. Part 617.9(5)(v) requires the draft EIS describe and evaluate "*the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor.*"