



Basil Seggos, Commissioner  
NYS Department of Environmental Conservation  
625 Broadway  
Albany, NY 12233-0001

April 30<sup>th</sup>, 2021

Commissioner Seggos:

We write to notify you that the New York City Department of Buildings (DOB) has issued a Letter of Intent to revoke Stuyvesant Town/Peter Cooper Village's (STPCV) permit for a Combined Heat and Power (CHP) plant located between 245 & 271 Avenue C in Manhattan.

On April 20th, DOB informed us that they issued their Letter of Intent to revoke the permit because a stand-alone utility substation has no limitation on size per section 42-14 of the New York City Zoning Resolution and is not permitted at STPCV. Stuyvesant Town is in a residentially zoned R7-2 District with C1-5 District overlay. For the applicant to prove that this structure is considered an "accessory" to the residential buildings in Stuyvesant Town (Block 972, Lot 1), they must demonstrate that the heat and electricity generated by the CHP is distributed to the users on the same zoning lot. It is our understanding that the current plans do not intend to use the electricity generated by the CHP for the zoning lot.

As DEC reviews applications for permits relating to this proposed project, please be aware that DOB has already notified STPCV that their permit is being revoked due to the above consideration. Therefore we believe that the DEC should reject this application. Please let us know by 5/15/21 what you have decided about proceeding on their application.

Thank you,



Harvey Epstein  
Assemblymember  
District 74

*Carolyn B. Maloney*

Carolyn Maloney  
Member of Congress  
District 12

*Brad Hoylman*

Brad Hoylman  
State Senator  
District 27

*Gale A. Brewer*

Gale A. Brewer  
Borough President  
Manhattan

*Keith Powers*

Keith Powers  
Councilmember  
District 4