

JEFFREY LEFRANCOIS
Chair

JESSE R. BODINE
District Manager

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

424 West 33rd Street, Suite #580
New York, NY 10001

tel: 212-736-4536
www.nyc.gov/mcb4

January 9, 2023

Richard Davey
President
MTA New York City Transit
2 Broadway
New York, NY 10004

Re: 28th Street Substation

Dear President Davey,

Manhattan Community Board 4 (MCB4)'s Transportation Committee heard from the Metropolitan Transportation Authority (MTA) and its contractors regarding Phase One of the construction of the underground electric substation work which will start on the ground in January 2023 and extend through April 2023. This construction will take place in the roadway of West 28th Street, approximately 200-ft west of Eighth Avenue, in the heart of Penn South Mutual Redevelopment Houses (Penn South), an affordable cooperative housing community that is home to 5,000 persons including many seniors. It is a Naturally Occurring Retirement Community (NORC).

By a vote of 43 in favor, 1 opposed, 0 abstaining, and 0 present but not eligible to vote, MCB4 approves this letter.

The Penn South community continues to be vehemently opposed to this installation in their midst. Many residents questioned why the West 31st Street location was not selected. MTA responded that it was studied but not pursued because the configuration would have required splitting the station in two parts at a very high cost, well in excess of the budget the MTA had allocated to the project.

We appreciate MTA's efforts to address the Board's concerns related to noise:

- A drill rig approach was chosen, and noise blankets will be deployed in order to reduce the noise level. The objective is to limit exterior noise to 75 decibels if the ambient noise is below this threshold, or ambient noise plus 5 decibels.
- Noisy work will be limited to **8a.m. to 4p.m. five days a week** (not on Saturday) while normal work will be **7a.m. to 6p.m. six days a week**.

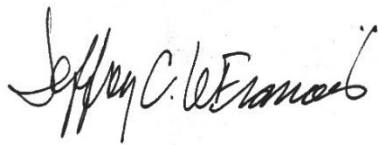
MTA also announced the formation of the Construction Advisory Committee to meet monthly with representatives of Penn South, elected officials and Agencies including the Community Board.

The following concerns remain and need to be addressed urgently:

- Contractor's staff and subcontractor's activities can be very noisy and should be curtailed as much as possible between **7a.m. and 8a.m.**
- A location for cement truck queuing must be selected so that the noise and idling do not interfere with residents.
- Parking for construction staff must be identified.
- More frequent communication must be established including a look ahead email that predicts noisy operations.

We thank the MTA for providing an update and keeping us informed in this first phase of the project.

Sincerely,



Jeffrey LeFrancois
Chair
Manhattan Community
Board 4



Christine Berthet
Co-chair
Transportation Planning
Committee



Dale Corvino
Co-chair
Transportation Planning
Committee