

# **Roosevelt Island Steam Plant Demolition**

## **Community Advisory Group (CAG) Meeting Minutes**

**Date:** Meeting 1- June 17, 2026

**Time:** 10:00 AM

**Location:** Virtual (Microsoft Teams)

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### **Agency Representatives**

- HPD: AnnMarie Santiago, Rachel Swack, Grace DeFina, David Eskowitz
- DOB: Rosa Kelly, Yigal Shamash, Sonia Guior

### **Elected Officials' Offices**

- Speaker Julie Menin's Office
- Senator Liz Krueger's Office
- Assembly Member Rebecca Seawright's Office

### **RIOC**

- Bryant Daniels, Becky Beaver
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## **Meeting Purpose**

- Maintain communication between agencies and community stakeholders.
- Provide updates on demolition activities.
- Identify and address community concerns related to demolition.
- Share project milestones and progress through monthly meetings.
- Ensure information is publicly available through recorded meetings and posted materials.

It was emphasized that the CAG is intended to focus on demolition activities and community impacts, not decisions regarding demolition approval or future redevelopment of the site.

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## **HPD Project Update & Project Background**

AnnMarie Santiago (HPD) provided an overview of the demolition project.

HPD received Department of Buildings (DOB) orders related to safety concerns at the Steam Plant, including demolition orders for the smokestacks and building structure.

HPD's contractor for the project is Statewide Capital, which is qualified to perform both demolition and asbestos abatement work.

HPD representatives have:

- Conducted multiple site visits.
- Participated in community meetings since December 2025.
- Established a dedicated email address for public inquiries.
- Coordinated regularly with RIOC.

## **Oil Tank Removal & Soil Remediation**

### **Completed**

- Former underground oil tanks have been removed from the site.

### **Current Status**

- Soil contamination was identified during tank removal.
- New York State Department of Environmental Conservation (DEC) reviewed the site and recommended additional protective measures.
- A licensed subcontractor has been retained to remove contaminated soil.

### **Next Steps**

- Awaiting DEC approval of the soil removal plan.

- Once approved:
  - Contaminated soil will be removed.
  - Clean fill will be installed.
  - Community Air Monitoring Program (CAMP) monitoring will be implemented.
- Work is expected to take approximately 3–4 weeks once approved.

## **Air Monitoring**

- Real-time monitoring for dust and organic vapors will occur during soil remediation.
- Work will stop immediately if air quality thresholds are exceeded.

## **Asbestos Abatement**

### **Status Update**

- Asbestos abatement began May 18, 2026.
- Weekly air-monitoring reports are being provided to RIOC and posted publicly.
- No airborne asbestos has been detected to date.

### **Progress**

- Basement abatement required under the original scope of work is complete.
- Approximately 30% of total asbestos abatement work has been completed.

### **DEP Inspection**

- On June 11, DEP identified additional materials requiring investigation.
- A Stop Work Order is currently in effect for asbestos-related work pending:
  - Additional sampling.
  - Laboratory analysis.
  - Updated filings with DEP.

### **Timeline**

- Asbestos abatement is expected to continue for approximately 3-4 more months.

## **Future Demolition Activities**

### **Preparatory Work**

- Site protection measures have been installed, including:
  - Tramway roof protection.
  - Sidewalk sheds.
  - Protective fencing.

### **Upcoming Activities**

- Scaffolding installation around the smokestacks.
- Completion of soil remediation.
- Continued asbestos abatement.

### **Demolition Timeline**

- No definitive demolition start date has been established.
- HPD indicated demolition remains several months away.

## **Debris Removal & Transportation**

HPD reported:

- Debris is currently transported in sealed, covered trucks.
- Coordination continues with RIOC to minimize traffic impacts.
- Discussions are underway regarding barging debris from the island where feasible.
- Not all demolition debris can be removed via barge.

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## **Community Questions & Discussion**

## **Building Preservation / Demolition Justification**

Several participants questioned:

- The basis for demolition.
- Whether the building could be adaptively reused.
- Availability of feasibility studies supporting demolition.

RIOC reiterated that redevelopment and demolition approval decisions fall outside the scope of the CAG.

## **Air Quality Monitoring**

Questions focused on:

- Availability of CAMP monitoring results.
- Notification procedures if air-quality thresholds are exceeded.
- Monitoring locations and community protections.

HPD confirmed:

- CAMP reports will be shared through RIOC.
- Work will stop immediately if thresholds are exceeded.
- Reports will note any shutdowns and corrective actions.

## **Traffic and Infrastructure Impacts**

Concerns included:

- Heavy truck traffic.
- Potential damage to the Helix roadway.
- Preference for barging demolition debris.

HPD acknowledged these concerns and confirmed ongoing coordination with RIOC.

## **Child Safety**

The Roosevelt Island Day Nursery raised concerns regarding:

- Playground use during demolition.
- Protection of infants and young children located directly across from the site.

HPD committed to additional discussions as demolition activities approach.

### **Older Adult Health Concerns**

The Roosevelt Island Older Adult Center requested:

- Advance notification of debris removal activities.
- Enhanced communication for residents with respiratory or health concerns.

Suggestions included notifying residential buildings directly in addition to RIOC email alerts.

### **Additional Environmental Questions**

Community members raised questions regarding:

- Soil contamination outside the site.
- Lead contamination.
- Air monitoring beyond the immediate work area.
- Testing of smokestack residues.
- Potential impacts to nearby recreational facilities and athletic fields.

HPD indicated additional information would be provided at future meetings and noted that no work affecting those areas is currently planned before the next CAG meeting.

### **Racquet Club Concerns**

The Roosevelt Island Racquet Club noted that its air-supported structures continuously draw outside air and requested consideration in future air-quality monitoring and communications.

HPD acknowledged the concern.

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## Next Meeting

**Proposed Date:** July 15, 2026

**Time:** 10:00 AM

RIOC indicated future meetings are expected to occur monthly, generally on the third Wednesday of each month.

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## Action Items

Action Item	Responsible Party
<ul style="list-style-type: none"><li>Continue weekly asbestos air-monitoring reports and post publicly</li></ul>	<ul style="list-style-type: none"><li>HPD / RIOC</li></ul>
<ul style="list-style-type: none"><li>Provide CAMP monitoring reports during soil remediation and demolition phases</li></ul>	<ul style="list-style-type: none"><li>HPD</li></ul>
<ul style="list-style-type: none"><li>Coordinate truck traffic and roadway protection measures</li></ul>	<ul style="list-style-type: none"><li>HPD / Statewide Capital / RIOC</li></ul>
<ul style="list-style-type: none"><li>Explore debris barging opportunities and provide updates</li></ul>	<ul style="list-style-type: none"><li>HPD / Contractor / RIOC</li></ul>
<ul style="list-style-type: none"><li>Follow up on unanswered community questions submitted in advance</li></ul>	<ul style="list-style-type: none"><li>HPD</li></ul>
<ul style="list-style-type: none"><li>Discuss child-safety measures with Day Nursery as demolition approaches</li></ul>	<ul style="list-style-type: none"><li>HPD</li></ul>
<ul style="list-style-type: none"><li>Continue community communications through email and future CAG meetings</li></ul>	<ul style="list-style-type: none"><li>HPD</li></ul>