

The 2001 *City Environmental Quality Review (CEQR) Technical Manual* states that a public health assessment may not be necessary for many proposed actions, but a thorough consideration of health issues should be documented. In determining whether a public health assessment is appropriate, the following has been considered:

- Whether increased vehicular traffic or emissions from stationary sources would result in significant air quality impacts. The potential for these impacts from the proposed actions was examined in Chapter 18, “Air Quality.” The results show that the development of the project sites would not result in any significant adverse air quality impacts from mobile sources for carbon monoxide (CO) and PM<sub>2.5</sub>. The analysis also determined that the proposed actions’ parking facilities would not result in significant adverse impacts.

For developments on certain parcels, restrictions would be placed on fuel type and/or stack placement on the rooftops to ensure that no significant adverse air quality impacts on nearby taller buildings would occur;

With respect to stationary sources, a screening analysis determined that there would be no potential significant adverse air quality impacts from the proposed actions’ heating and cooling systems provided that the recommended restrictions on fuel use and stack placement (as described in Chapter 18) are enforced. These restrictions will be set forth in a Memorandum of Understanding (MOU) for Site A (or a Restrictive Declaration should portions of Site be disposed of to a private entity) and an (E) Designation for Site B. The MOU is described below. In addition, there would be no significant adverse air quality impacts from industrial facilities on the project site. Finally, based on the analysis of the school laboratory’s exhaust system, there would be no predicted significant impacts in the proposed school, on other proposed uses, or on the surrounding community.

- Whether there is an increased potential for exposure to contaminants in soil or dust during construction. The proposed project has this potential; however, the magnitude of the impact is not expected to be substantially different from that at most other urban sites. Based on the results of environmental investigations conducted for the project sites, a Remedial Action Plan and Health and Safety Plan (HASP) would be prepared to address the management of soil and groundwater during construction activities at the site and to ensure that any subsurface disturbance does not result in unnecessary or unacceptable hazards to the workers or those in the surrounding community. The Remedial Action Plan and HASP would be submitted to the New York City Department of Environmental Protection (NYCDEP) for review and approval. In addition, if there are any asbestos-containing materials, lead paint-coated surfaces, or PCB-containing equipment in structures on-site, all appropriate federal, state, and local regulations and engineering controls would be closely followed to ensure that there would be no potential impacts from such materials before and during all demolition and other construction activities.

## **Hunter's Point South Rezoning and Related Actions DEIS**

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With implementation of all these measures, which would be set forth in the MOU (described below) for Site A in an (E) Designation that would be placed on Site B, no significant adverse impacts related to hazardous materials are expected to occur as a result of the construction activities associated with the development of the project sites. Moreover, removal of any potential contaminated materials on the project sites would be a post-construction environmental benefit for the area.

As discussed in more detail in Chapter 10, "Hazardous Materials," the New York City entity in control of Site A would enter into a Memorandum of Understanding (MOU) with NYCDEP to ensure that appropriate testing and remediation activities are performed prior to and/or during development on Site A. The MOU will require that if any portion of Site A is disposed of to a private entity, a Restrictive Declaration will be recorded against the property to ensure that required measures are implemented and that future redevelopment proceeds in a manner protective of public health. An (E) Designation for hazardous materials would be placed on Site B and would require that pre-development activities include implementation of a Phase II sampling protocol and remediation to the satisfaction of NYCDEP before the issuance of a building permit.

- Whether the proposed actions could result in solid waste management practices that could attract vermin and result in an increase in pest populations (e.g., rats, mice, cockroaches, and mosquitoes). No solid waste management practices are proposed beyond those at most residential and commercial uses in the City. These practices would include all contemporary solid waste collection and containment practices and conformance with the laws of the New York City Board of Health.
- Whether new odor sources would be created. The proposed actions would not result in new odor sources.
- Whether the project would result in potentially significant adverse impacts to sensitive receptors from noise. The proposed actions would create a mixed-use development in an area with moderate to relatively high ambient noise levels. As discussed in Chapter 19, "Noise," traffic generated by the proposed actions would result in a significant noise impact on 51st Avenue between Vernon Boulevard and 5th Street in the weekday peak period. However, the noise levels on this street would still fall within CEQR's "marginally acceptable" range, which is not unusual for residential areas in the City. In addition, although noise levels in the proposed actions' open spaces would be higher than CEQR's recommended guidelines for outdoor areas requiring serenity and quiet, the noise levels in these open spaces would be typical of many other urban open spaces and parks in New York City.

The proposed actions' buildings would be required to include both double-glazed windows and an alternate means of ventilation (e.g., central air-conditioning or PTAC units) in order to provide approximately 30 dBA of attenuation for all facades of the proposed buildings. With these measures, interior levels should be below 45 dBA  $L_{10(1)}$  for all residential and school buildings and below 50 dBA  $L_{10(1)}$  for all commercial buildings. These requirements will be set forth in the MOU (described below) for Site A, and To ensure that these measures are implemented, the MOU will state that on Site A, at least 30 dBA of building attenuation must be provided for residential and school uses on these parcels. on Site B, an (E) Designation would be placed to ensure that CEQR requirements for building attenuation are met. With these design measures, the window/wall attenuation at both Sites A and B would

be more than 30 dBA for all façades of the buildings and CEQR requirements for building attenuation would be satisfied.

Finally, no new significant sources of noise would be generated by the proposed actions.

No activities are proposed that would exceed accepted City, State, or Federal public health standards.

As discussed above, Site A would be developed in accordance with a MOU between the New York City entity in control of Site A and NYCDEP to ensure that appropriate measures are implemented to avoid impacts related to hazardous materials, air quality, and noise. If a portion of Site A is disposed of to a private entity, the MOU will require the private entity to record a Restrictive Declaration against the property to ensure that these required measures are implemented.

For hazardous materials, the MOU (or Restrictive Declaration) will require that appropriate testing and remediation activities are performed prior to and/or during development on Site A such that future redevelopment proceeds in a manner protective of public health. For air quality, the MOU (or Restrictive Declaration) will restrict fuel type and stack locations as specified in Chapter 18, "Air Quality," to ensure that no significant adverse air quality impacts would occur. For noise, the MOU (or Restrictive Declaration) will require that on Site A at least 30 dBA of building attenuation is provided for residential and school uses (recommended noise attenuation values for residential and school buildings are designed to maintain interior noise levels of 45 dBA  $L_{10(1)}$  or lower and are determined based on exterior  $L_{10(1)}$  noise levels).

For the reasons above, a full assessment of the proposed actions' potential impacts on public health is not necessary, and no significant adverse impacts are expected as a result of the proposed actions. \*