

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_{2.5}. The analysis also determined that the proposed actions’ parking facilities would not result in significant adverse impacts.

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. 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.

With implementation of all these measures, 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.

- 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

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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. 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.

Chapter 1, "Project Description," provides a discussion of the mechanisms to ensure that the recommended measures to avoid hazardous materials, air quality, and noise impacts are met (see "Land Disposition Agreement" in section F, "Proposed Actions").

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. *