

2.17 PUBLIC HEALTH

2.17.1 INTRODUCTION

According to the *CEQR Technical Manual*, public health is the organized effort of society to protect and improve the health and well-being of the population through (1) monitoring; (2) assessment and surveillance; (3) health promotion; (4) prevention of disease, injury, disorder, disability and premature death; and (5) reducing inequalities in health status. The goal of CEQR with respect to public health is to determine whether adverse impacts on public health may occur as a result of a proposed project, and if so, to identify measures to mitigate such effects.

The *CEQR Technical Manual* states that a public health analysis is not necessary for most proposed projects. Where no significant unmitigated adverse impact is found in such CEQR analysis areas as air quality, water quality, hazardous materials or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in one or more of those analysis areas, a public health assessment may be warranted. In addition, in unusual circumstances, a project may also have potential public health consequences that may not be related to the issues already addressed in other technical analysis areas in CEQR reviews, and the lead agency may determine that a public health assessment is warranted.

As described in the preceding chapters of this DEIS and summarized below, the Proposed Project would not result in unmitigated significant adverse impacts in such areas as air quality, water quality, hazardous materials, or noise. Further, the Proposed Project would not introduce any unusual circumstances that have potential public health consequences related to other issues. Therefore, a detailed public health assessment is not warranted and significant adverse impacts to public health are not expected to occur.

2.17.2 HAZARDOUS MATERIALS

As presented in **Chapter 2.9**, "Hazardous Materials", the Proposed Project would not result in significant adverse impacts due to hazardous materials.

2.17.2.1 Year 2015 Analysis

By the year 2015:

- The NYC Department of Parks and Recreation would develop an approximately 23-acre park site with active and passive recreational space, which would be mapped along with the adjacent approximately 20-acre Conservation Area for a approximately 43-acres of new mapped parkland;
- To the east of the proposed park, a proposed 11-acre Retail Site "A" would be constructed with up to 195,000 square feet of commercial space and a new approximately 15,000 square foot library branch that will share parking with the retail stores; and
- Both Retail Site "A" and the park would be accessed from Bricktown Way and Tyrellan Avenue, presently privately-owned roadways within the Project Area that will be mapped as part of the Proposed Project.

Based on the findings of the Phase I ESA, a Phase II Subsurface Investigative Work Plan (Phase II Work Plan) and Site Specific Health and Safety Plan (HASP) have been prepared and submitted to NYCDEP for review and approval for the proposed parkland and Retail Site "A".

The Phase II Work Plan includes soil, groundwater, and soil vapor testing at locations distributed across the two sites. If indicated by the results of the testing, a Remedial Action Plan (RAP) and Site Specific Construction Health and Safety Plan (CHASP) will be prepared and submitted to NYCDEP for review and

approval. Required remediation will be performed in compliance with all federal, state, and local regulations. With the implementation of these measures prior to construction, no significant adverse hazardous material impacts are expected during construction or operation of these sites.

The Proposed Project would require excavation of soil within these sections of the Development Area, and possibly dewatering of groundwater from excavations depending on the depth and location of the excavations for the park structures and buildings for Retail Site "A." If necessary, the RAP would govern all soil disturbances and would include procedures for handling, stockpiling, testing, transportation, and disposal of excavated materials, including any unexpectedly encountered contaminated soils. If unexpected areas of contamination are discovered during construction, these materials would be removed in accordance with all applicable local, state, and federal regulations. The general debris and junk vehicles observed on-site would be removed and properly disposed of in accordance with applicable requirements.

In the event that unexpected areas of contamination are encountered during construction, the following mitigation measures would be undertaken as necessary to protect project workers and the surrounding community from exposure to hazardous materials:

- A Construction Health and Safety Plan ("CHASP") would be prepared prior to construction to include contingency procedures for protecting project workers and the surrounding community from exposure to hazardous materials if encountered;
- Contaminated soils would be separated from non-contaminated soils and stored to prevent runoff and public exposure pending testing for disposal; and

Contaminated soils would be transported from the site in covered vehicles and disposed at a licensed facility with chain-of-custody documentation.

2.17.2.2 Year 2020 Analysis

By the year 2020, the remainder of the Development Area is expected to be developed. By that year:

- An additional 7.3-acre site along Arthur Kill Road would be developed as Retail Site "B," with an anticipated 90,000 square feet of neighborhood retail space.
- An approximately 9.1-acre site will be developed as senior housing, with up to 162 units.
- To the east of the senior housing, the New York City School Construction Authority (NYCSCA) would construct a combined elementary/middle school on the approximately 5.9-acre site with an approximately 750-seat capacity for kindergarten through 8th grade.

The latter two of these uses will be constructed along Englewood Avenue, which is assumed to be mapped and constructed by the year 2020 across the northern border of the Project Area, from Veterans Road West on the east to Arthur Kill Road on the west.

Prior to construction, as part of the Due Diligence process for all schools, the NYCSCA will perform further environmental studies (if necessary) and investigations to determine the environmental conditions at the proposed school site. Environmental Due Diligence includes, but is not limited to, Phase I Environmental Site Assessments, Phase II Environmental Site Assessments and Mitigation as appropriate.

At this time there are no specific development proposals for Retail Site "B" and the housing site and future developers will be selected pursuant to a Request for Proposal. Further subsurface investigations will be required to be undertaken by the developer(s) after selection. For Retail Site "B" and the senior housing site, Phase II Environmental Site Assessments and mitigations as necessary, through continued consultation with NYCDEP, will be required to be undertaken by the developer(s) through provisions in the Contract of Sale between NYC and the developer(s). For City properties that may be managed by the NYCEDC, Phase II investigations and remedial measures as necessary, and continued consultation with

NYCDEP, will be required to be undertaken by the developer(s) through the provisions of a contract for sale or lease, or other legally binding agreement between NYCEDC and the developer(s). With the implementation of these measures prior to construction no significant adverse hazardous material impacts are expected during construction or operations within the entire Development Area.

As noted above, if unexpected areas of contamination are discovered during construction, these materials would be removed in accordance with all applicable local, state, and federal regulations. The general debris and junk vehicles observed on-site would be removed and properly disposed of in accordance with applicable requirements.

The Proposed Project would require excavation of soil within the remaining sections of the Development Area, and possibly dewatering of groundwater from excavations depending on the depth and location of the excavations for the remaining proposed buildings. In the event that unexpected areas of contamination are encountered during construction, the same preventative and mitigation measures noted in the Year 2015 Analysis above would be undertaken as necessary to protect project workers and the surrounding community from exposure to hazardous materials.

With the implementation of these measures prior to construction no significant adverse hazardous material impacts are expected during construction or operations within the Development Area.

2.17.3 AIR QUALITY

As presented in **Chapter 2.14**, "Air Quality", the result of the air quality screenings and detailed analyses conducted show that the Proposed Project would not have any significant air quality impacts. Regarding mobile sources, emissions from project-related vehicle trips would not cause a significant air quality impact, nor would vehicular emissions from the proposed parking areas. Regarding stationary sources, emissions from the heating, ventilation and air conditioning systems ("HVAC") of the projected buildings within the Development Area would not significantly impact other development sites or nearby existing or future sensitive land uses. Projected buildings within the Development Area would also not be significantly impacted by emissions from any "large" existing emission sources. No significant adverse impacts from all development sites are predicted, with natural gas projected for all HVAC systems of the proposed developments, and no stack setbacks required. The result of these analyses show that the potential impacts from gas-fired heating systems in the buildings to be constructed as part of the Proposed Project would not cause any annual or 24-hour air quality violations and would therefore have no significant adverse air quality impacts. No stack setback or (E) designation related to air quality for any of development sites under the Proposed Project is required. Additionally, air toxic emissions generated by nearby existing industrial sources would not significantly impact the sensitive uses of the Proposed Project (i.e., the senior housing, school and park components).

2.17.4 NOISE

As demonstrated in **Chapter 2.16** "Noise," traffic generated by the Proposed Project would not have the potential to produce significant adverse noise impacts at any sensitive receptors near the study area.

The analysis of future conditions in 2020, when all project components are projected to be completed, including the introduction of residences and schools, indicates that increases in traffic-related noise would have no significant impacts to the neighborhood. Initial screening indicated that at two locations the Proposed Project would increase noise levels by more than the CEQR threshold of 3 dBA in one or more analysis period. However:

- At one of those locations, the absolute level with the Proposed Project would be well below the 65 dBA absolute threshold for impacts; and

- At the second location, even though future noise levels would be above 65 dBA, more detailed analyses of future noise levels indicated that the increase in noise levels due to the Proposed Project would be less than the 3dBA impact threshold in all three analysis periods.

The anticipated new stationary sources under the Proposed Project would be limited to those typical heating and cooling and ventilation (HVAC) equipment installed at commercial, residential or community facility buildings and the proposed new school playground noise. For larger buildings, such equipment is either inside the proposed buildings, or on their respective rooftops. Smaller residential buildings may include window or built-in wall air conditioning units or have some equipment located outdoors in side or rear yards. Indoor equipment is not considered substantial stationary noise sources as defined in the *CEQR Technical Manual*. The larger building's rooftop equipment is typically screened and would be sufficiently removed from existing or proposed sensitive receptors to avoid creating significant noise impacts. Noise from window or wall units would similarly not warrant detailed impact analysis and would be unlikely to result in any significant noise impacts to the surrounding community. Therefore the HVAC noise impacts to the neighborhood from the Proposed Project are considered to be negligible and require no further analysis in this chapter.

Noise levels from the proposed new school playground activities were predicted using standard acoustic formulas based on the measurement data and analysis approach adopted by the NYCSCA to assess potential school noise impacts on the community. Based on used school playground boundary reference levels during the daytime school opening hours, the closest residential land use, the proposed on-site senior housing, would experience noise levels well below noise exposure guidelines as classified "Acceptable" for general residential external use. Therefore the proposed daytime school operation itself would not result in a significant noise impact on the surrounding residential area.

Additionally, a qualitative assessment of the potential gun firing noise effects from the Colonial Rifle and Pistol Club on the proposed sensitive land uses was performed. The highest levels of gunshot impulsive noise observed along the trail in the park but they do not exceed those generated from other background noise sources such as on-road traffic in the neighborhood. Therefore it is anticipated that there would not be any significant adverse impulsive noise effects on the proposed sensitive land uses, including noise from the gun range.