

West 108th Street WSFSSH Development

Chapter 8: Air Quality

A. INTRODUCTION

This chapter assesses the potential for the Proposed Actions to result in significant adverse air quality impacts. As described in Chapter 1, “Project Description,” the Proposed Actions would facilitate the development of an estimated combined 277 affordable units, an approximately 31,000 gross square foot (gsf) transitional housing facility for older adults with 110 shelter beds, and approximately 6,400 gsf of community facility space (the “Proposed Project”). This proposed development would consist of two buildings: the approximately 193,000 gsf Building 1 (maximum height of 11 stories) to be located on Lots 5, 10, and 13 of Manhattan Block 1863, and the approximately 45,000 gsf Building 2 (maximum height of 11 stories) to be located on Lot 26 of Manhattan Block 1863.

The air quality analysis presented in this chapter discusses the potential impacts of nearby industrial source emissions on the Proposed Project. The Environmental Assessment Statement (EAS) prepared for the Proposed Actions, dated May 23, 2017, determined that the Proposed Project would not result in significant adverse mobile source air quality impacts, and, therefore, an analysis of mobile source air quality is not warranted. The EAS also determined that, assuming that natural gas-fired combustion equipment would be used to provide heating and hot water to Buildings 1 and 2 (except for an emergency diesel fuel generator for the shelter facility), there would not be any significant adverse air quality impacts due to the Proposed Project’s heating, ventilation, and air conditioning (HVAC) systems. The land disposition agreement (LDA) between the City of New York – Department of Housing Preservation and Development (HPD) and the project sponsor would include restrictions requiring any new development on the Development Site to ensure that fossil fuel-fired heating and hot water equipment utilize only natural gas. With these restrictions in place, no significant adverse air quality impacts are predicted from the Proposed Project’s HVAC systems, and no further analysis is warranted. However, the potential for impacts on the Proposed Project from existing industrial emissions sources could not be screened out without further evaluation, and therefore a review of the potential impacts from these nearby source is provided below.

Air Quality effects during construction of the Proposed Project are analyzed and discussed separately in Chapter 12, “Construction.”

B. PRINCIPAL CONCLUSIONS

A search of New York City Department of Environmental Protection (DEP) records identified two active permitted industrial facilities with industrial source permits within 400 feet of the Project Area: a dry cleaning facility and an emergency generator. In accordance with *City Environmental Quality Review (CEQR) Technical Manual* guidance, the emergency generator does not warrant an analysis due to the fact that it only operates during emergency conditions and/or equipment testing activities. Per DEP guidance, it was further determined that an analysis of the dry cleaning facility was not warranted, as dry cleaning facilities are extensively reviewed and controlled by New York State Department of Environmental Conservation (NYSDEC) regulations and must incorporate maximum Achievable Control Technology

(MACT). As such, there would be no significant adverse air quality impacts on the Proposed Project as a result of potential industrial source emissions.

C. INDUSTRIAL SOURCE AIR QUALITY SCREENING

To assess air quality impacts on the Proposed Project associated with emissions from nearby industrial sources, land use maps and agency databases were reviewed to identify potential sources of emissions from manufacturing/industrial or transportation/utility operations. Next, a list of the identified businesses was submitted to DEP's Bureau of Environmental Compliance to obtain the available permit information for these locations and to determine whether manufacturing or industrial emissions occur. Based on information provided by DEP, two facilities were identified within a 400-foot radius: (1) a facility with a permit currently under review (PB023514), located southwest of the Project Area at 156 West 108th Street; and (2) a dry-cleaning facility located southwest of the Project Area at 961 Amsterdam Avenue that operates under DEP Permit PB057507.

Based on a review of these facilities, it was determined that neither warrants further analysis for the following reasons:

1. The emergency generator, in accordance with *CEQR Technical Manual* guidance, does not warrant an analysis due to the fact that it only operates during emergency conditions and/or equipment testing activities; and
2. Dry cleaning facilities, in accordance with DEP guidance, are extensively reviewed and controlled by NYSDEC regulations and must incorporate MACT. Given this extensive review and MACT restrictions, DEP determined that a detailed assessments of the dry cleaning facility was not warranted.

As such, the emissions from these facilities are not anticipated to result in significant adverse impacts on the Proposed Project.