

A. INTRODUCTION

This chapter considers the proposed 53 West 53rd Street project's effects on solid waste and sanitation services.

According to the 2001 *City Environmental Quality Review (CEQR) Technical Manual*, a solid waste and sanitation services assessment should be conducted if a project enacts regulatory changes affecting the generation or management of the City's waste or if the action involves the construction, operation, or closing of any type of solid waste management facility. The manual also states that projects with a generation rate of less than 10,000 pounds per week are not considered large and do not warrant detailed analysis.

The 53 West 53rd Street project would not enact regulatory changes affecting the generation or management of city waste nor would it result in the construction, operation, or closing of any solid waste management facility. Therefore, this chapter discloses the proposed project's solid waste generation. This chapter concludes that because the proposed project would not generate a large amount of solid waste when compared to the future without the proposed project, there would be no potential for significant adverse impacts on solid waste and sanitation services.

B. EXISTING CONDITIONS

In the City of New York, residential and institutional refuse is handled by the New York City Department of Sanitation (DSNY), while solid waste from commercial and manufacturing uses is collected by private carters. DSNY collects approximately 16,500 tons per day (tpd) of refuse and recyclables, of which approximately 5,000 tons are recycled.

Commercial carters pick up solid waste from businesses, manufacturers and offices and take the waste materials to transfer stations where the recyclable materials are separated from the solid waste. The solid waste is consolidated into larger trucks for transport and disposal in landfills outside of New York City. The recyclable materials are sold and transported to manufacturing facilities. Private carters handle about 14,830 tons per week of recyclables and solid waste. In addition, private carters handle about 19,070 tons per day of construction debris and excavated materials.

The City's solid waste management services are undertaken in accordance with the existing Solid Waste Management Plan (SWMP), which is the responsibility of DSNY. The existing SWMP, which was approved in 1992 and amended in 1996 and 2000, remained in effect until the Draft New SWMP (October 2004) was approved by the City Council on July 19, 2006, and adopted by New York City on July 27, 2006. The SWMP was approved by New York State Department of Environmental Conservation (NYSDEC) in a letter received by DSNY on October 27, 2006. The SWMP establishes a hierarchy of preferred solid waste management methods to reduce and process solid waste generated within the City. The objectives of the SWMP are, in order of importance: waste minimization; reuse, recycling, or composting; and

export for out-of-City disposal. The SWMP mandates that solid waste be transferred to solid waste management facilities located in each borough, including special (hazardous materials) waste collection sites, composting facilities, and bulk residential waste sites. Local Law 19 of 1989 requires that DSNY and private carters collect recyclable materials and deliver them to material recovery facilities. New York City residents are required to separate aluminum foil, glass, plastic and metal containers, and newspapers and other paper wastes from household waste for separate collection. The SWMP also mandates that commercial establishments are subject to recycling requirements. Businesses must source-separate certain types of paper wastes, cardboard, metal items, and construction wastes. Food and beverage establishments must recycle metal, glass, and plastic containers, and aluminum foil, in addition to meeting the commercial recycling requirements.

The new SWMP includes a Long Term Export Program for residential waste. The City's Long Term Export Program is anticipated to be implemented through: (1) the development of four converted marine transfer stations; (2) the award of up to five contracts with private transfer stations for barge or rail export of DSNY-managed waste for disposal; and (3) an intergovernmental agreement to dispose of a portion of Manhattan's DSNY-managed waste at a Port Authority waste-to-energy facility in New Jersey. As currently proposed, the new SWMP would mandate the use of up to nine converted MTS facilities and private transfer stations within the five boroughs at which solid waste would be consolidated, containerized, and barged or railed out of the City. The barges currently used at MTS facilities would be replaced or retrofitted with new sealed containers or "intermodal containers" capable of being transported on barge or rail. The four converted MTS facilities would be designed to each process at least 4,290 tons per day and accommodate 30 collection vehicles per hour. In the interim, all municipal solid waste would be trucked out of the City.¹

The New SWMP also proposes three broad categories of action to address traffic issues associated with commercial waste handling as follows: (1) improve conditions at and around transfer stations; (2) facilitate a transition from a network heavily reliant on trucks to one that relies primarily on barge and rail; and (3) redistribute private transfer capacity from a small number of communities that have the largest proportion of the system's impacts.

As currently drafted, the SWMP will require all municipal waste generated from the development site to be trucked to the Essex County Resource Recovery Facility in Newark, New Jersey, where waste would be received and processed.

The development site is currently vacant and does not generate any solid waste.

C. THE FUTURE WITHOUT THE PROPOSED PROJECT

As described in greater detail in Chapter 1, "Project Description," in the future without the proposed project the development site will be developed with one of two scenarios—the Previously Approved Project or the Expanded Development Scenario.

The Previously Approved Project would consist of a 258,097 gross square foot (gsf) building containing approximately 68,097 gsf of museum-related space, 180,000 gsf of commercial office use, and 10,000 gsf of ground-floor retail space. The Previously Approved Project would

¹ DSNY, Comprehensive Solid Waste Management Plan, July 2006.

generate approximately 13,378 pounds per week of solid waste (see **Table 12-1**). This increase in solid waste generation would be accommodated by private waste handling services.

Table 12-1
Previously Approved Project
Estimated Solid Waste Generation

Use	Size	Solid Waste Generated (pounds per week)
Museum	68,097 gsf	2,043
Commercial Office	720 employees	9,360
Retail	25 employees	1,975
Total		13,378
Note: gsf= gross square feet		
Source: 2001 <i>CEQR Technical Manual</i> , Table 3M-1, "Solid Waste Generation Rates."		

The Expanded Development Scenario would consist of a 508,013 gsf building containing approximately 68,097 gsf of museum-related space, 105 hotel rooms, and 300 residential units. The Expanded Development Scenario would result approximately 12,814 pounds per week of solid waste (see **Table 12-2**). This increase in solid waste generation would be accommodated by private waste handling services.

Table 12-2
Expanded Development Scenario
Estimated Solid Waste Generation

Use	Size	Solid Waste Generated (pounds per week)
Museum	68,097 gsf	2,043
Hotel	39 employees	2,917
Residential	462 residents	7,854
Total		12,814
Note: gsf= gross square feet		
Source: 2001 <i>CEQR Technical Manual</i> , Table 3M-1, "Solid Waste Generation Rates."		

D. PROBABLE IMPACTS OF THE PROPOSED PROJECT

The proposed project would comply with the City’s recycling program. The project would be designed to accommodate source separation of recyclables in conformance with city recycling regulations.

As described in Chapter 1, “Project Description,” this analysis is based on a reasonable worst-case assumption of 68,097 square feet of museum space, 300 residential units, and 167 hotel rooms. The applicant has stated that no more than 150 residential units and 120 hotel rooms would be constructed. The applicant will enter into a Restrictive Declaration which limits the number of units on the development site to no more than 300 residential units and 167 hotel rooms. As shown in **Table 12-3**, the proposed project would generate solid waste at a rate of 18,928 pounds per week. This is an incremental increase of 5,550 pounds per week over the Previously Approved Project and approximately 6,114 pounds per week more than the Expanded Development Scenario. This represents a minimal increase in New York City’s waste stream. As a result, the proposed project would not be expected to adversely affect solid waste streams or recycling in the City.

**Table 12-3
Proposed Project
Estimated Solid Waste Generation**

Use	Size	Solid Waste Generated (pounds per week)
Museum	68,097 gsf	2,043
Hotel	62 employees	4,639
Residential	462 residents	7,854
Restaurant	7,000 gsf	4,393
Total		18,928
Note:	gsf= gross square feet	
Source:	2001 <i>CEQR Technical Manual</i> , Table 3M-1, "Solid Waste Generation Rates."	

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