

A. INTRODUCTION

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.

As detailed below, a screening assessment was performed to examine the project's potential to significantly impact public health concerns related to its construction and operation. The initial screening assessment determined that a full assessment of the proposed project's potential impacts on public health is not necessary: the proposed project would not be expected to exceed accepted City, State, or Federal public health standards in the areas of air quality, construction, solid waste management practices, odors, and noise. Therefore, the proposed project would not result in significant adverse impacts to public health.

B. ANALYSIS

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 project is examined in Chapter 16, "Air Quality." The results show that construction of the proposed project on the development site would not result in any significant adverse air quality impacts from mobile sources. In addition, because the proposed project's heat and hot water needs would be met through a connection to central steam and cooling would be provided by electric chillers, there would be no direct emissions from the proposed project. Therefore, there would be no stationary source impacts. Finally, there would be no potential impacts on the proposed project from the heat and hot water systems servicing large existing buildings in the study area.
- 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. As noted in Chapter 10, "Hazardous Materials," measures would be employed to avoid adverse impacts during excavation for the proposed project. A Construction Health and Safety Plan 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. All appropriate federal, state, and local regulations and engineering controls would be closely followed to ensure that there would be no impacts from any potential contaminants (e.g., petroleum-contaminated soil and excess fill, including demolition debris) encountered before and

during all construction activities. With implementation of all these measures, no significant adverse impacts related to hazardous materials are expected to occur.

- Whether the proposed project 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 project would not result in new odor sources.
- Whether the project would result in potentially significant adverse impacts to sensitive receptors from noise. As discussed in Chapter 17, “Noise,” the proposed project would not result in any significant adverse noise impacts. The proposed project would create a development with a mix of museum-related space, hotel use, and residential space in an area with relatively high ambient noise levels. The proposed project would not generate sufficient traffic to have the potential to cause a significant noise impact.

The proposed project would also be required to include both well sealed double-glazed windows and an alternate means of ventilation (e.g., central air-conditioning) to provide approximately 30 dBA of attenuation for the north (West 54th Street) and south (West 53rd Street) facades of the building to achieve the CEQR interior noise level requirements. The proposed building will be designed with a composite Outdoor-Indoor Transmission Class (OITC) to meet these attenuation requirements. Finally, no new significant sources of noise would be generated by the proposed project itself.

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

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