11. HAZARDOUS MATERIALS

11.1. INTRODUCTION

The goal of the hazardous materials assessment is to determine whether a Proposed Action would lead to a potential increase in exposure of hazardous materials to people or the environment or whether the increased exposure would lead to significant public health impacts or environmental damage. As described in the CEQR Technical Manual, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi volatile organic compounds, methane, polychlorinated biphenyls and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic).

According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when hazardous materials exist on a site and an action would increase pathways to their exposure; the project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or the project would introduce a population to potential human or environmental exposure from off-site sources.

11.2. PRINCIPAL CONCLUSIONS

The Proposed Action has the potential to result in significant adverse hazardous materials impacts. In accordance with the methodology outlined in the CEQR Technical Manual, a hazardous materials assessment was conducted. The assessment concluded that the Proposed Action would likely result in additional in-ground disturbance that could occur on sites where hazardous materials exist. The extent of this potential impact is expected to be limited, however. The Proposed Action itself is not expected to induce development on sites where development would not have otherwise been possible thereby limiting the potential for additional in-ground disturbance. It is also not anticipated to increase building footprints. It could, however, result in deeper excavation compared to the No Action scenario as the building heights under the With Action condition are anticipated to be slightly taller. Given the land uses in the area, and their associated potential for hazardous materials, this would result in the potential for significant adverse hazardous materials impacts. These potential impacts would be unmitigated.

11.3. SCREENING ANALYSIS

The Proposed Action would introduce a special permit for self-storage facilities found within Designated Areas. The Proposed Action itself is not anticipated to induce development on sites where development would not have otherwise been possible. However, the locations of self-storage facilities are expected to change which may result in additional in-ground disturbance. Hazardous materials usually need to be assessed for actions that would result in any in-ground disturbance. In-ground disturbance is any disturbance to an area not previously excavated and includes new excavation deeper and/or wider than previous excavations on the same site. Furthermore, CEQR specifically provides the following

circumstances as examples of projects where a hazardous materials assessment is warranted: when construction requires soil disturbance in a manufacturing zone and development within close proximity to a manufacturing zone- both scenarios which apply to the Proposed Action. Thus, the Proposed Action has the potential to result in hazardous materials impacts and, in accordance with the CEQR Technical Manual, further assessment is provided.

11.4. DETAILED ASSESSMENT

As mentioned above, hazardous materials usually need to be assessed for actions that would result in any in-ground disturbance. The proposed action will introduce a special permit which is anticipated to result in In five fewer self-storage facilities citywide by 2027, with nine fewer in Designated Areas, and four more in M and C8 districts outside of the Designated Areas. Since this proposal is generic and does not contain specific development sites, site specific impacts could not be analyzed. However, prototypes were analyzed to better understand possible hazardous materials impacts.

Based on the prototypical analysis, the Proposed Action itself is not expected to induce development on sites where development would not have otherwise been possible nor is the proposal anticipated to alter building footprints. The proposed action may increase heights slightly, however, which may result in deeper building excavations compared to the No Action condition in C8 and M districts outside Designated Areas.

As discussed in Chapter 3, "Land Use, Zoning, and Public Policy," C8 districts bridge commercial and manufacturing uses and provide for automotive and other heavy commercial services that often require large amounts of land. Typical uses permitted in C8 districts include automobile showrooms and repair shops, warehouses, gas stations and car washes. Most commercial uses as well as certain community facilities are also permitted in C8 districts. Within the M1, M2, and M3 districts outside of Designated Areas, industrial uses are permitted, according to the characteristics of their operations. Each of the three districts incorporates performance standards limiting the amount and type of industrial nuisances permitted. Light manufacturing uses are permitted in all manufacturing districts. Potentially noxious uses (Use Group 18) are limited to M3, but may also locate in M1 and M2 districts if they comply with the higher performance standards of those districts. Given this type of land use, there is a reasonable chance that additional ground disturbance in this area would involve ground disturbance in a location where hazardous materials may exist.

11.5. CONCLUSION

If development were to occur in areas with no potential hazardous materials contamination, there would be no potential for impacts. However, if development were to occur in potentially contaminated areas, depending on a variety of factors - such as the location of any in-ground hazardous materials on the site, the depth and location of building foundations, and the extent and location of grading activities - the following effects could occur:

Development may occur within contaminated portions of a site, but may not result in grading or foundation work that would result in ground disturbance in areas that might be characterized by

hazardous materials contamination. In addition, if only portions of a site contain hazardous materials, development may occur on those portion which do not contain such materials. In addition, development may act as a barrier, the effect of which would be to cap-off, or contain existing hazardous materials in place and prevent migration.

Development may disturb hazardous materials on the site, resulting in a significant adverse impact. Since development resulting from the Proposed Action would be as-of- right, there would be no mechanism for the city to conduct or require a program to test for hazardous materials contamination, or to mandate the remediation of such materials. Therefore, any such impact would remain unmitigated.

In addition, development may disturb hazardous materials on the site, resulting in a significant adverse impact to construction workers. Since development resulting from the Proposed Action would be as-of-right, there would be no mechanism for the city to require a worker health and safety plan (HASP) for removal or treatment of such materials. Therefore, any such impact would remain unmitigated.