

Greenpoint-Williamsburg Rezoning EIS

CHAPTER 21: PUBLIC HEALTH

The *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. 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 was examined in Chapter 18, “Air Quality.” A total of eight receptor locations were selected for CO microscale analysis, and a total of five receptor locations were selected for PM microscale analysis. The proposed action would not result in any violations of the CO standard or the PM₁₀ standard and would not have any significant impacts at the receptor sites. Additionally, the predicted annual and daily (24-hour) PM_{2.5} increments are below the interim guidance criteria, and therefore the proposed action would not result in significant PM_{2.5} impacts at the analyzed receptor locations. As such, the results show that the development of the projected sites would not result in any significant adverse air quality impacts from mobile sources for carbon monoxide (CO), PM₁₀ and PM_{2.5}. The air quality analysis also determined that the three prototypical accessory parking facilities associated with projected development sites would not result in significant adverse impacts.

For HVAC emissions, the majority of the development sites were determined to pass an HVAC screening analysis using No. 2 fuel oil. As discussed in Chapter 18, “Air Quality,” four of the sites did not meet the minimum distance specified in *CEQR Technical Manual* using No. 2 fuel oil, and a more refined analysis using natural gas was performed. In three of these cases, the use of natural gas did not meet the screening criteria either. At these sites, if minimum distances are increased from the most conservative distance (building line to building line) no significant adverse impacts are predicted. To preclude the potential for significant adverse air quality impacts on other projected developments from the HVAC emissions, an (E) designation would be incorporated into the rezoning proposal for each of the four affected sites.

An analysis of the cumulative impacts of industrial sources on projected and potential development sites was also performed, as detailed in Chapter 18. At most of the sites, the maximum concentration levels were below the guideline levels and health risk criteria established by regulatory agencies. However, at certain projected and potential development sites in the vicinity of existing industrial sources, concentrations of individual air toxic pollutants were found to result in potential significant impacts. Therefore, at these locations an (E) designation for air quality will be incorporated into the text of the zoning proposal. As a result, the proposed action would not result in significant adverse impacts related to air quality.

- If there is an increased potential for exposure to contaminants in soil or dust. The proposed action has this potential, although the magnitude of the impact is not expected to be substantially beyond what occurs at most urban sites. The hazardous materials assessment presented in Chapter 11, “Hazardous Materials” identified that each of the projected and

potential development sites has some associated concern regarding environmental conditions. Prior to construction, further investigation would be performed on each development site to determine the presence and nature of contamination of concern and the proper remedial and/or health and safety measures that would be employed during redevelopment.

The proposed action includes the mapping of (E) designations for all projected and potential development sites, with the exception of Site 211, which would be subject to additional testing and/or remediation as part of either its acquisition by the City during the park mapping process or by TransGas during site development under the New York State Department of Environmental Conservation oversight if the power plant is approved. The mapping of (E) designations on the projected and potential development sites would avoid the potential that significant adverse impacts would result from the proposed action on all projected and potential development sites. The (E) designation would require that the fee owner of such a site conduct a testing and sampling protocol and remediation where appropriate, to the satisfaction of the New York City Department of Environmental Protection (NYCDEP) before the issuance of a building permit. The (E) designation also includes a mandatory construction-related health and safety plan which must be approved by NYCDEP. If areas are found to be contaminated, remediation would be performed in accordance with all City, state, and federal regulations and protocols prior to the commencement of construction. As a result, the proposed action would not result in significant adverse impacts related to hazardous materials.

- No solid waste management practices are proposed beyond those which occur at most residential and commercial uses found 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. Development pursuant to the proposed action would occur in an area which is currently served by the NYC Department of Sanitation residential trash and recycling pickups. The proposed action would not affect the delivery of these services, or place a significant burden on the City's solid waste management system. In addition, due to the proposed action, nonresidential waste serviced by private carters would decrease in the area and as such would not overburden the private system.
- No new odor sources would be created as a result of the proposed action.
- The proposed action would facilitate residential and commercial development in an area with high ambient noise levels. In addition, as part of the proposed action, a public park is proposed to be built at the site along Kent Avenue between North 9th Street and northern edge of Bushwick Inlet. No new significant sources of noise would be generated by the proposed action. Traffic generated by the proposed action would not produce any significant adverse noise impacts. Although ambient noise levels at the park site would be higher than those generally recommended for parks and places of outdoor activities, the ambient noise levels of the park are comparable to noise levels at many existing City parks which are adjacent to roads.

As stated in Chapter 19, "Noise," under the New York City Zoning Resolution, Section 123-32, new residential developments and conversions in mixed use zoning districts, such as those proposed in parts of the proposed action area, require a minimum 35 dBA window/wall attenuation to maintain interior noise levels of 45 dBA or lower and shall be provided with alternate means of ventilation and window/wall attenuation. A minimum of 35 dBA, as required by the zoning resolution requirements, would achieve the required interior noise level

of 45 dBA for the projected and potential developments located within these mixed use districts.

Based upon the $L_{10(1)}$ values measured and projected at monitoring locations in the proposed residential districts, a maximum of either 30 or 35 dBA of window/wall attenuation would be necessary for the projected and potential developments located within these districts to comply with CEQR guidelines. To achieve the level of noise attenuation necessary to comply with CEQR guidelines, an (E) designation will be placed on the properties. To achieve 30 or 35 dBA of building attenuation, double glazed windows with good sealing properties can be used as well as alternate means of ventilation such as well sealed through-the-wall air conditioning or central air conditioning. The maximum 35 dBA of building attenuation can be met through a combination of double glazed windows with good sealing properties as well as alternate ventilation, such as central air conditioning. In addition, mechanical equipment such as heating, ventilation, and air conditioning (HVAC) and elevator motors would utilize sufficient noise reduction devices to comply with applicable noise regulations and standards.

With the attenuation measures specified above, the proposed action would not have any significant adverse noise impacts, and would meet CEQR guidelines.

Additionally, under Scenario B, the TransGas power plant is assumed to be an approved development in the future without the proposed action, which would remain in the future with the proposed action. Based on an environmental noise assessment conducted for the proposed TransGas power plant, the resultant noise levels at the nearest receptors were evaluated. As indicated in Chapter 9, "Noise," the proposed action under Scenario B, with the operation of the TransGas power plant, would not result in any significant noise impacts on any development sites.

- No activities are proposed that would exceed accepted City, state, or federal standards with respect to public health.

For the reasons stated above, a full assessment of potential impacts on public health is not necessary and no significant adverse impacts are expected as a result of the proposed action.