RIVER RING
Chapter 21: Unavoidable Adverse Impacts

A. INTRODUCTION

This chapter summarizes unavoidable significant adverse impacts resulting from the Proposed Actions. According to the *City Environmental Quality Review (CEQR) Technical Manual*, unavoidable significant adverse impacts are those that would occur if a proposed project or action is implemented regardless of the mitigation employed, or if mitigation is infeasible.

As described in Chapter 19, "Mitigation," the Proposed Actions would result in significant adverse impacts with respect to transportation (pedestrians and street user safety), and construction (noise). To the extent practicable, mitigation has been proposed for these identified significant adverse impacts. However, in some instances no practicable mitigation was identified to fully mitigate the significant adverse impacts to construction noise, and there are no reasonable alternatives to the Proposed Actions that would meet their purpose and need, eliminate the impacts, and not cause other or similar significant adverse impacts.

B. CONSTRUCTION

Noise

Chapter 18, "Construction," concludes that the Proposed Actions would have the potential to result in temporary significant adverse construction noise impacts at several locations near the Project Area. As discussed in Chapter 18, "Construction," the Applicant has committed to noise reduction measures in accordance with the New York City Noise Code, including an 8-ft plywood fence around the perimeter of the construction site, the use of equipment meeting the requirements of noise control code, limitations on engine idling, and implementation of early electrification of certain equipment such as concrete vibrators, hoists, and man lifts. Furthermore, a construction noise mitigation plan would be required to be prepared and approved by NYCDEP prior to construction. Additional path controls (such as portable barriers or shrouds around specific equipment) would be considered during the development of the construction noise mitigation plan. The Applicant is also committing to providing noise monitoring to ensure that violations of the NYC Noise Code do not occur at adjacent receptors.

However, as discussed in Chapter 19, "Mitigation," for eight of the impacted sensitive receptors (five residential/mixed use, two commercial use and one open space), no feasible and practicable receptor controls to further reduce noise levels were identified, and these temporary impacts would therefore remain unmitigated. For one other impacted sensitive receptor (residential building at 68 North 3rd Street), the feasibility of providing window AC units to any apartment units currently lacking them (if any) will be explored as a potential mitigation between the publication of the DEIS and FEIS. This receptor control would not reduce interior noise to less than the CEQR interior threshold for the temporary construction noise impact.

Lastly, Grand Ferry Park is predicted to experience a temporary significant adverse construction noise impact. No practical and feasible mitigation measures have been identified that could be implemented to

reduce noise levels at Grand Ferry Park to stay below the 55 dBA $L_{10(1)}$ guideline and/or eliminate project impacts during construction.[1] It should be noted that, although the *CEQR Technical Manual* 55 dBA $L_{10(1)}$ guideline is a worthwhile goal for outdoor areas requiring serenity and quiet, this relatively low noise level is typically not achieved in parks and open space areas in New York City.

While the incorporation of feasible and practicable mitigation measures will continue to be explored between the DEIS and FEIS, they are not expected to completely eliminate the significant adverse construction noise impact. Therefore, construction noise is considered a temporary unavoidable significant adverse impact.

[1] It is important to note that for the majority of the construction period (35 months), the total noise level at Grand Ferry Park would be less than 65 dBA (L_{eq}), which is not atypical for open space resources in New York City.