Chapter 23: Unavoidable Adverse Impacts

Unavoidable significant adverse impacts are defined as those that meet the following two criteria:

- There are no reasonably practicable mitigation measures to eliminate the proposed action's impacts; and
- There are no reasonable alternatives to the proposed action that would meet its purpose and need, eliminate its impacts, and not cause other or similar significant adverse impacts.

Construction activities would result in significant adverse noise impacts during weekday construction at locations along West 11th and West 12th Streets immediately adjacent to the project area. At locations on the residential buildings where significant noise impacts are predicted to occur, absent the development of additional measures to reduce project-related construction noise, the project sponsors would offer to provide storm windows and/or window air conditioning units to mitigate project-related construction noise impacts to owners of buildings that do not have double-glazed windows and alternative ventilation (i.e., some form of air conditioning). With existing building attenuation measures and the mitigation measures offered by the project sponsors, interior noise levels during much, if not all, of the time when project construction activities are taking place, would be expected to be below the CEQR acceptable interior noise level criteria.

With regard to the residential terrace locations at 179 West 12th Street, while noise levels at these terraces already exceed the acceptable CEQR range for an outdoor area requiring serenity and quiet, during the daytime analysis periods construction activities are predicted to significantly increase noise levels and would exacerbate these exceedances and result in significant adverse noise impacts. No feasible mitigation measures have been identified that could be implemented to eliminate the significant noise impacts at these terraces. Therefore, a significant adverse construction noise impact is identified in this Draft Environmental Impact Statement (DEIS) as an unmitigated adverse impact.

Measures to reduce or eliminate the proposed projects' construction noise impacts will be explored between the Draft and Final EIS. If it is determined that there are no practicable mitigation measures that would reduce or eliminate the impacts, they would be considered unavoidable significant adverse impacts. ✷