Chapter 21: Public Health

The *City Environmental Quality Review (CEQR) Technical Manual* states that a public health assessment is not necessary for many proposed actions, but a thorough consideration of health issues should be documented in the EIS. In determining whether a public health assessment is appropriate for the proposed East Village/Lower East Side Rezoning project, the following has been considered:

- **Air Quality** This public health analysis considers whether the increased air emissions from vehicular traffic or stationary sources (heating systems and industrial sources) would result in significant air quality impacts or the exceedance of air quality standards for the protection of public health. The potential for these impacts was examined in detail and is described in Chapter 18, "Air Quality." Potential air quality impacts from mobile sources of emissions were found to be insignificant since the number of project-generated trips at any intersection is predicted to be less than the applicable thresholds in the *CEQR Technical Manual* for CO and the interim guidance criteria established by the New York City Department of Environmental Protection (DEP) for $PM_{2.5}$. Although manufacturing uses would remain under the proposed actions, potential impacts from industrial sources of air emissions would be expected to be similar to the future without the proposed actions or No Build condition. Therefore, no industrial source analysis was warranted.

  For HVAC emissions, the majority of the development sites were determined to pass an HVAC screening analyses. As presented in Chapter 18, "Air Quality," 214 of the sites did not meet the standards specified in the *CEQR Technical Manual*, and a more refined analysis was performed. In all cases, if fuel types (e.g., natural gas) or minimum distances between buildings are proposed, no significant adverse impacts are predicted. To preclude the potential for significant adverse air quality impacts on future residents from the HVAC emissions, an E-designation would be incorporated into the rezoning proposal for each of the affected sites (see Appendix G).

  An analysis of the cumulative impacts of industrial sources on projected and potential development sites was not performed. As described in Chapter 18, portions of the primary study area are within 400 feet of existing manufacturing-zoned areas. The proposed actions would result in increased development density but would not result in new residential and commercial development sites as compared to the No Build conditions. Therefore, although manufacturing uses would remain under the proposed actions, potential impacts from industrial sources of air emissions would be expected to be similar to the No Build conditions. Thus, no additional analysis was warranted.

- **Hazardous Materials** As described in detail in Chapter 11, "Hazardous Materials," any construction involving soil disturbance could potentially increase pathways for human exposure to any subsurface hazardous materials present and the proposed actions would result in greater in-ground disturbance when compared with development expected in the future without the proposed actions. Thus, the hazardous assessment examines projected and potential development sites identified in the reasonable worst-case development scenario

(RWCDS) where future development is anticipated, resulting in the potential for impacts to the health and safety of workers (and the community) during construction, or the potential for impact on future residents or employees of individual buildings on these sites. These potential impacts are principally associated with existing or past uses on the development site or an adjacent site (e.g., garage, filling station, auto repair, substation) or recognized environmental conditions, including records of spills of petroleum or chemicals spills and/or leaks on the development site or an adjacent site.

The hazardous materials assessment presented in Chapter 11 identifies each of the projected and potential development sites of concern due to environmental conditions. Therefore, prior to construction, further investigation would be performed on these identified sites to determine the presence and nature of contaminants of concern and the proper remedial and/or health and safety measures that would be employed during redevelopment (see Table 11-1). To avoid impacts, the proposed actions include the mapping of E- designations for all projected and potential development sites where the potential for such impacts exists. E-designations, which would be mapped as part of the proposed zoning, require that the fee owner of such a site conduct a testing and sampling protocol and remediation where appropriate, to the satisfaction of DEP as part of the building permit approval at the New York City Department of Buildings (DOB). The E-designation also requires mandatory construction-related health and safety plans, which must also be approved by DEP. For the one City-owned development site where ground disturbance is proposed (Projected Development Site 167, see Chapter 1, "Project Description"), since development of this site would occur through disposition to a private entity, a similar mechanism to ensure that further investigative and/or remedial activities, as well as health and safety measures, prior to and/or during construction will be incorporated into the City's contract of sale with the private entity selected to develop the site. With these measures in place, the proposed actions would not result in significant adverse impacts related to hazardous materials.

- No solid waste management practices are proposed beyond those that already occur at residential and commercial uses throughout the city and within the primary study area. These practices include all contemporary solid waste collection and containment practices and conformance with the laws of the New York City Board of Health. Development under the proposed actions would occur in an area that is currently served by the New York City Department of Sanitation (DSNY) residential trash and recycling pickups and private services that handle commercial operations. The proposed actions would not affect the delivery of these services or place a significant burden on the city's solid waste management system.
- No new odor sources would be created as a result of the proposed actions.
- The proposed actions would facilitate residential and commercial development in an area with high ambient noise levels. No new significant stationary sources of noise would be created as a result of the proposed actions. With respect to mobile sources, traffic generated by the proposed actions would not produce any significant adverse noise impacts.

  Based upon the $L_{10(1)}$ values measured and projected at monitoring locations in the project area, a maximum of either 30 or 40 dBA of window/wall attenuation would be necessary for certain projected and potential developments to comply with CEQR guidelines. These sites are identified in Chapter 19, "Noise." To achieve the level of noise attenuation necessary to comply with CEQR guidelines, an E-designation would be placed on the properties. To achieve 30 to 40 dBA of building attenuation, double-glazed windows with good sealing properties must be used as well as alternate means of ventilation, such as well sealed

through-the-wall air conditioning or central air conditioning. The maximum 40 dBA of building attenuation can be met through special design features that may include using specially designed windows (i.e., windows with small sizes, windows with air gaps, windows with thicker glazing, etc.), and additional building insulation.

With the attenuation measures specified above, the proposed actions would not have any significant adverse noise impacts and would meet CEQR guidelines. In no case are the proposed actions expected to result in noise conditions that would affect the public health of current or future residents.

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 actions. ✶