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 from the proposed project was examined in Chapter 18, "Air Quality and Greenhouse Gas Emissions." The results show that the construction of the proposed project on the development site would not result in any significant adverse air quality impacts from project-generated mobile sources. The analysis also determined that the proposed project's parking facilities would not result in significant adverse impacts.

  With respect to stationary sources, because the proposed project's heat and hot water needs would be met through a connection to central steam and cooling would be provided by electric chillers, there would be no direct emissions from the proposed project. Therefore, there would be no stationary source impacts. There would be no potential impacts on the proposed project from the heat and hot water systems servicing large existing buildings in the study area. In addition, there would be no significant adverse air quality impacts from industrial facilities on the development site.

- Whether there is an increased potential for exposure to contaminants in soil or dust during construction. EMTEQUE Corporation of New York, NY performed a Phase I Environmental Site Assessment (ESA) for the development site in November 2007 to investigate the potential for on-site contamination resulting from activities both on the development site and in the surrounding area. The Phase I ESA did not identify potential sources of contamination at the site or in the surrounding area likely to have resulted in contamination of the development site. The Phase I ESA concluded that based on the data obtained during the site inspection, subsequent regulatory and records review, and interviews with persons familiar with the development site and its history, there are no Recognized Environmental Concerns (RECs) that could affect the development site.

  Little or no soil would be expected to be present beneath the building (including those portions of the building over railroad tunnels). Penetration into the Amtrak-controlled railroad tunnels that traverse the development site adjacent to the third basement level is prohibited by an existing easement agreement, and it is not anticipated that the structural support systems for the proposed project will involve penetration into the tunnel structure. Accordingly, while there is some potential that contamination from railroad operations may be present in the ballast beneath the tracks inside the tunnels (contamination has been encountered in rail yard areas west of the project site), any contamination would remain within the tunnels and no disturbance of these areas would result from the proposed project. As requested by New York City Environmental Protection (NYCDEP) in a letter dated January 29, 2010, the applicant will submit a subsurface (Phase II) investigation workplan

and Health and Safety Plan (HASP) to NYCDEP for review and approval and will conduct the Phase II investigation prior to the start of construction activities. The scope of the investigation will be subject to NYCDEP approval, as will the need for any subsequent measures to address potential contamination. The obligation to conduct sampling and undertake any necessary subsequent measures will be set forth in a Restrictive Declaration.

Based on the Phase I ESA's conclusion that there are no RECs that could affect the development site, the prohibition against penetration of the Amtrak-controlled railroad tunnels, and the obligations set forth in the Restrictive Declaration, there would be no potential for significant adverse impacts from the proposed project.

- Whether the proposed project could result in solid waste management practices that could attract vermin and result in an increase in pest populations (e.g., rats, mice, cockroaches, and mosquitoes). No solid waste management practices are proposed beyond those at most commercial uses 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. As discussed in Chapter 14, "Solid Waste and Sanitation Services," the proposed project would not generate a large amount of solid waste when compared to the No Action condition; therefore there would be no potential for significant adverse impacts on solid waste and sanitation services.
- Whether new odor sources would be created. The proposed project would not result in new odor sources.
- Whether the proposed project would result in potentially significant adverse impacts to sensitive receptors from noise. As discussed in Chapter 19, "Noise," no new significant sources of noise would be generated by the proposed project, and noise levels would increase by less than 1 dBA, a barely perceptible and insignificant change. In addition, the proposed project would ensure that interior noise levels are acceptable. Therefore, there would be no potential for significant noise impacts.
- Whether potential impacts of the proposed project would result in exceedances of accepted federal, state, or local standards. No activities are proposed that would exceed accepted City, state, or federal public health standards.

For the reasons above, a full assessment of the proposed project's potential impacts on public health is not warranted, and no significant adverse impacts are expected as a result of the proposed project. ✷