21.0 Public Health

A. INTRODUCTION

CEQR guidance requires that Public Health be addressed when an aspect of the proposed project may relate to an urban public health issue. Indicators of such concerns include the establishment of a sensitive (residential) land use in a manufacturing zone or where potential exposure to hazardous contaminants may exist. The Proposed Action includes development of a former manufacturing site for residential use on a site where hazardous materials may be present. However, impacts to public health would not occur, since air pollutants would be within standards and guidelines for residential use, and the site development would be undertaken pursuant to a health and safety plan (HASP) designed to protect workers and the community from exposure to hazardous materials as a result of construction activities.

B. POTENTIAL IMPACTS TO PUBLIC HEALTH

The Proposed Action would develop a site within a manufacturing zone for a number of uses, including residential. Phase 1 and 2 environmental site assessments have indicated that prior use of the Project Site has resulted in some soil contamination, principally related to fuel spills. There is no indication that acutely toxic or hazardous materials are on site. The Restrictive Declaration would be used to ensure that further investigation, if necessary, and remediation where necessary, would be performed. The Restrictive Declaration would require that the fee owner of a so-regulated lot conduct a testing and sampling protocol, and remediate where appropriate, to the satisfaction of NYCDEP before issuance of a building permit by the Department of Buildings. The Restrictive Declaration would include mandatory construction-related health and safety plans, which must be approved by NYCDEP. This mechanism precludes the potential that significant adverse impacts would result from the Proposed Action.

As described in Chapter 19, "Construction Impacts," all construction activities would be completed in accordance with a site-specific HASP, which would detail the procedures and methods to be implemented to protect the health and safety of workers and the general public. The HASP would include procedures for the safe handling of site soils and groundwater, including any water from on-site dewatering activities, relating the type and location of construction activities to the type of contaminant in the area. Any contaminated soils and groundwater would be managed in accordance with applicable or regulatory requirements.

As indicated in Chapter 11, "Air Quality," neither stationary nor mobile sources of air emissions associated with the Proposed Action would result in exposure of the public to pollutant levels that exceed health standards. Therefore, the Proposed Action would not result in significant adverse impacts to public health.