

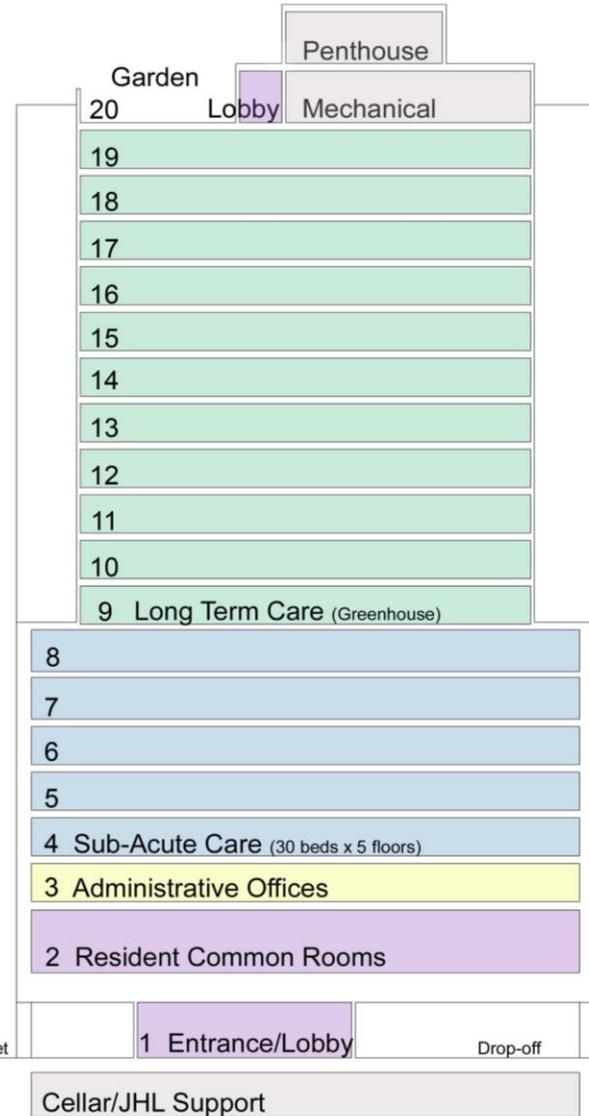
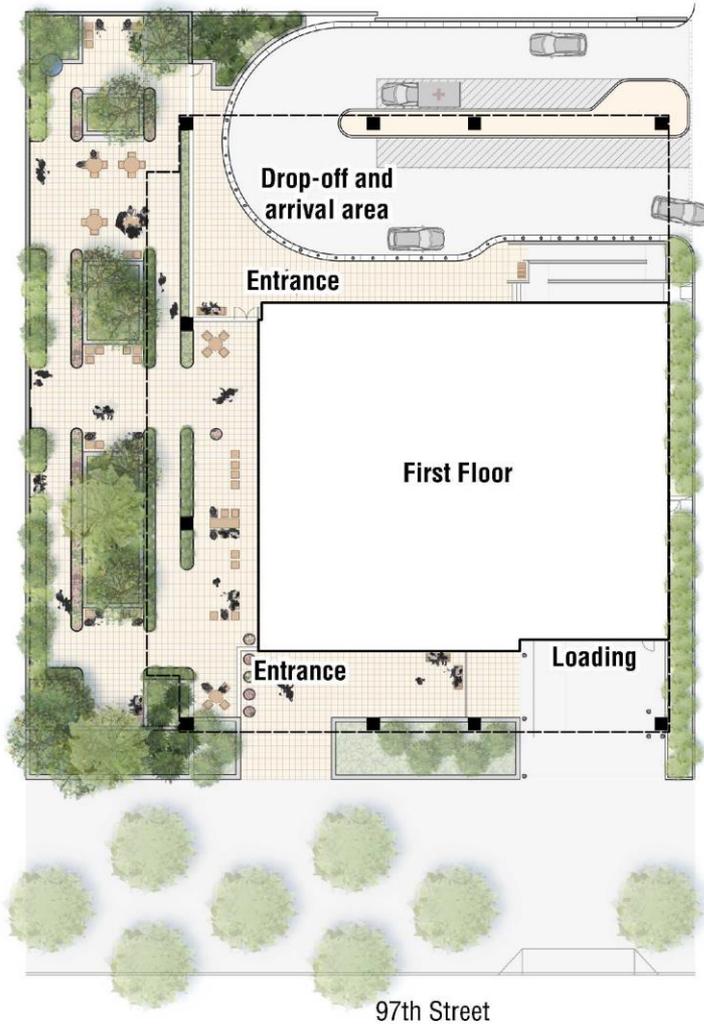
Jewish Home Lifecare, Manhattan Replacement Nursing Facility Project

DEIS Public Hearing – May 7 and May 8, 2014



Project Program

Illustrative Site Plan and Stack Diagram



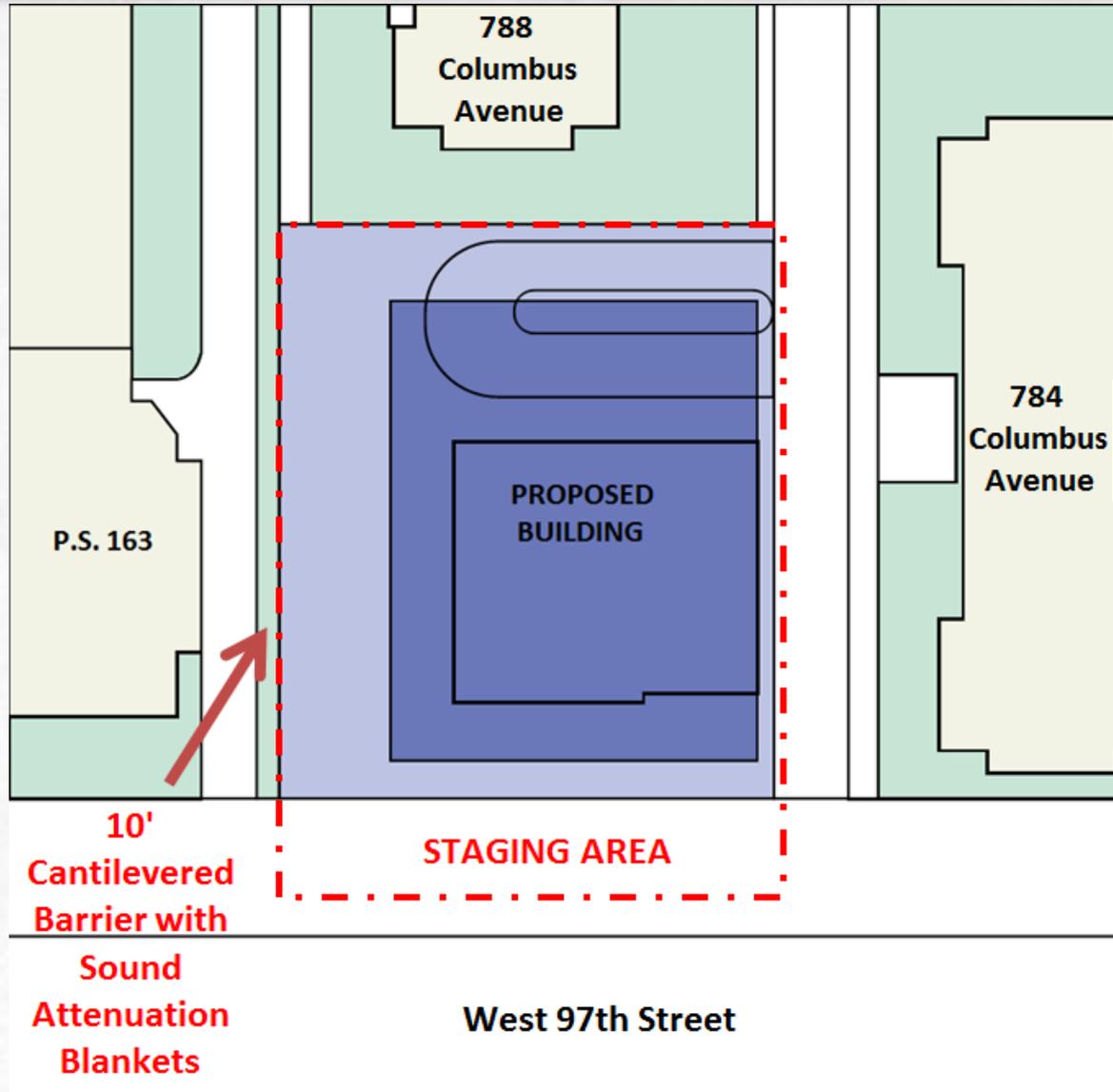
SEQR Assessment

SEQR DEIS follows *City Environmental Quality Review (CEQR) Technical Manual* guidance and screening threshold procedures

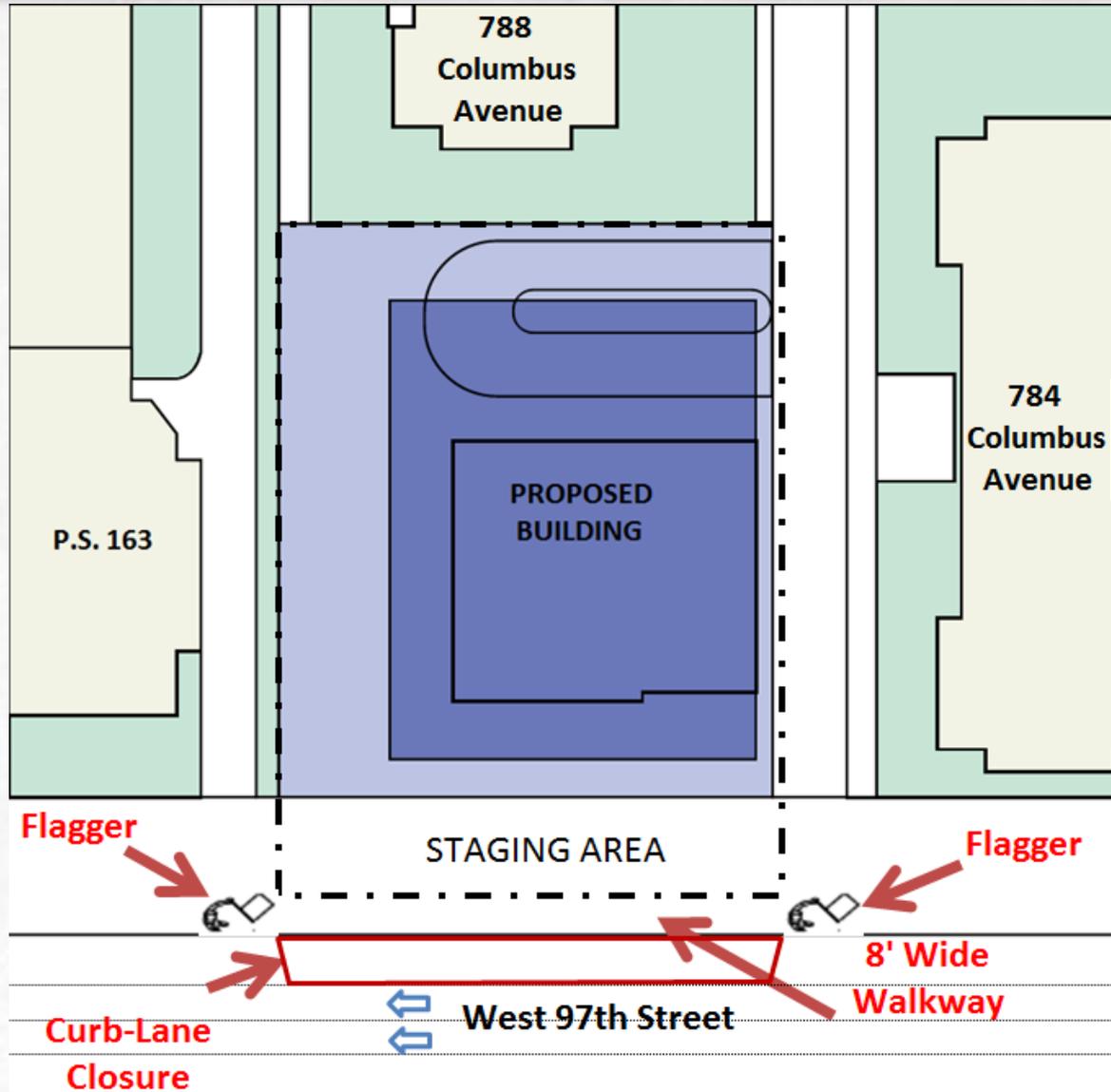
Areas of Analysis

1. Land Use, Zoning and Public Policy
2. Socioeconomic Conditions
3. Community Facilities and Services
4. Open Space
5. Shadows
6. Historic & Cultural Resources
7. Urban Design and Visual Resources
8. Natural Resources
9. Hazardous Materials
10. Water and Sewer Infrastructure
11. Solid Waste and Sanitation Services
12. Energy
13. Transportation
14. Air Quality
15. Greenhouse Gas Emissions
16. Noise
17. Public Health
18. Construction Mitigation Alternatives

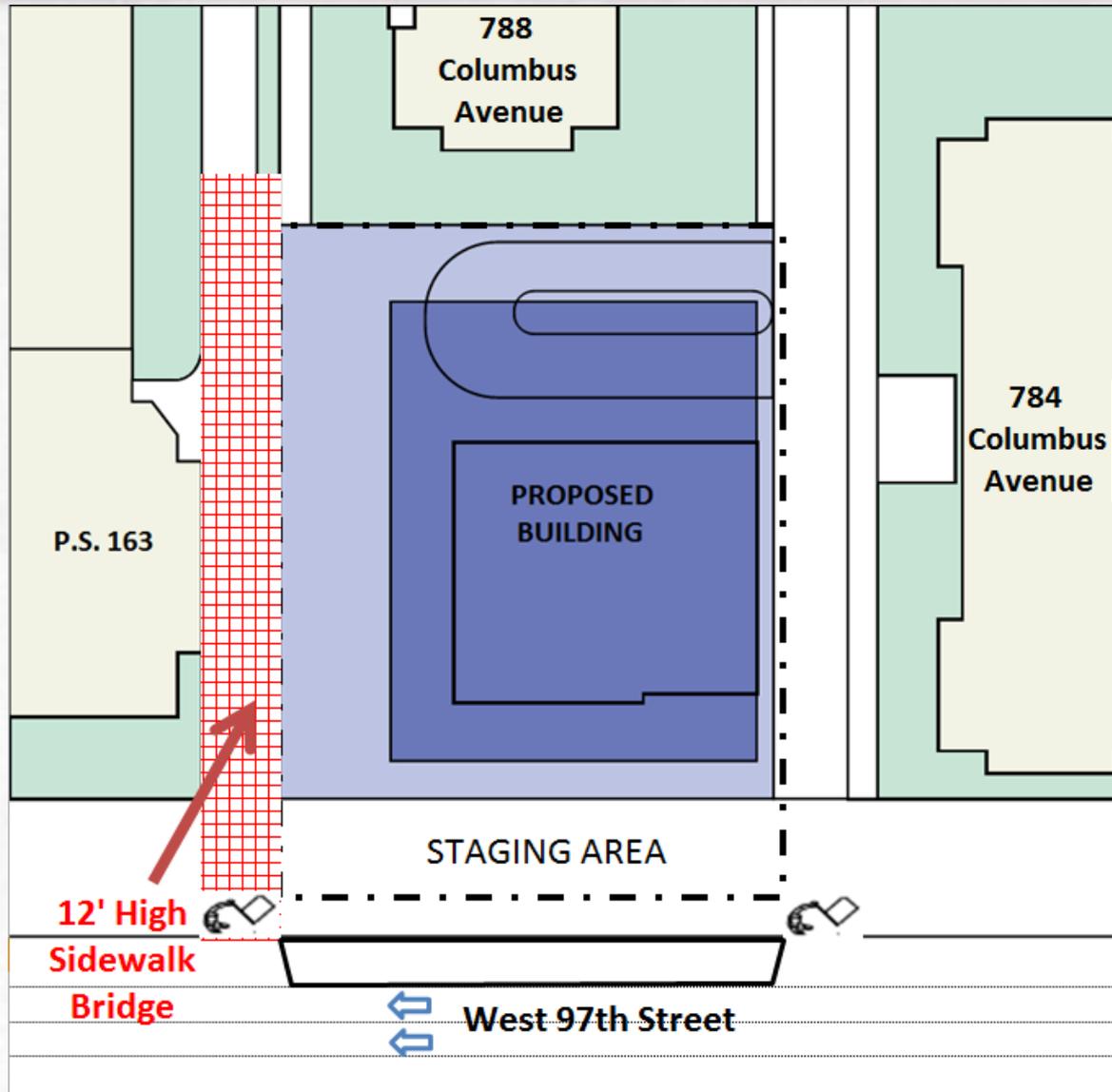
Construction Site Logistics Plan



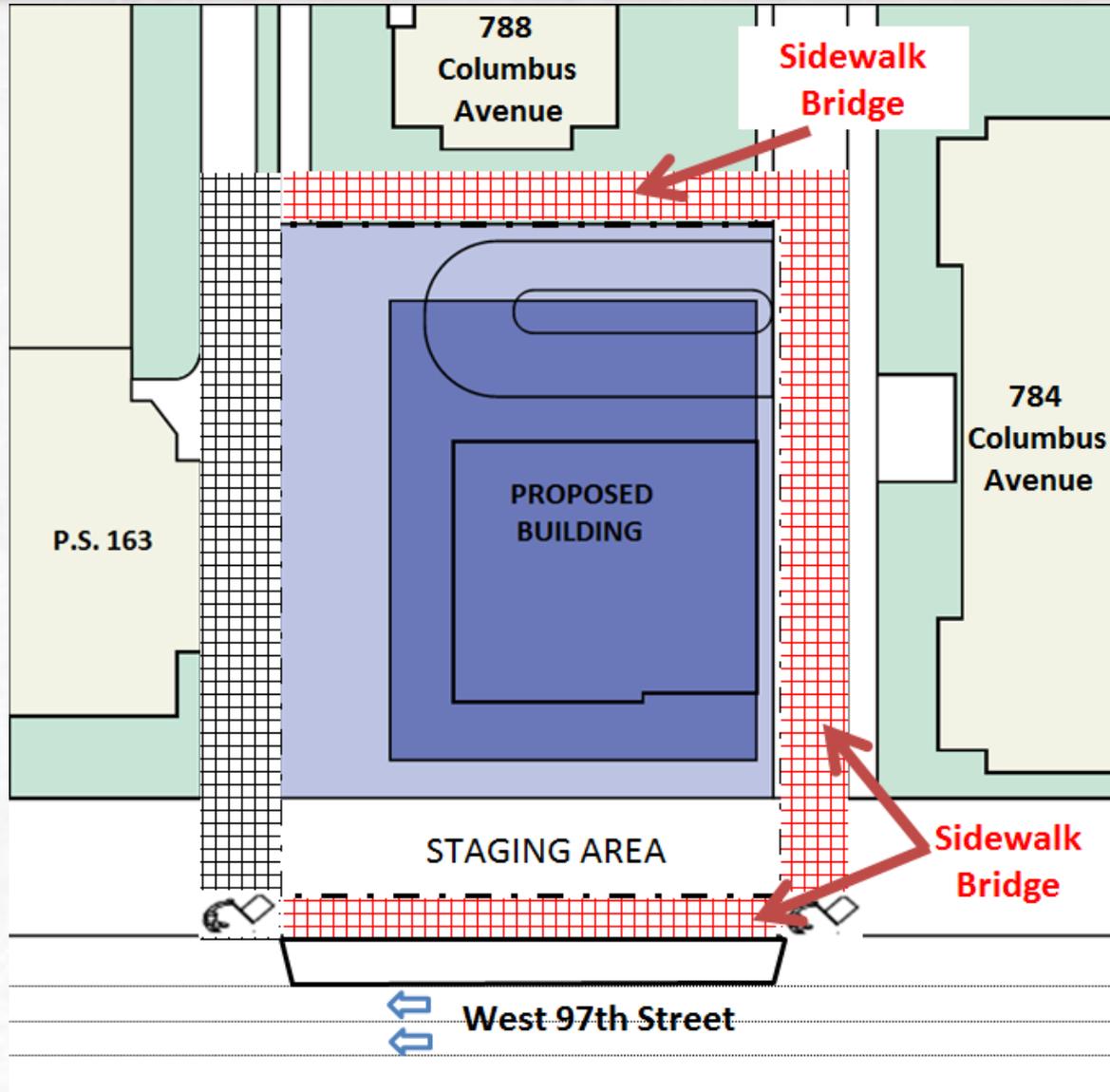
Construction Site Logistics Plan



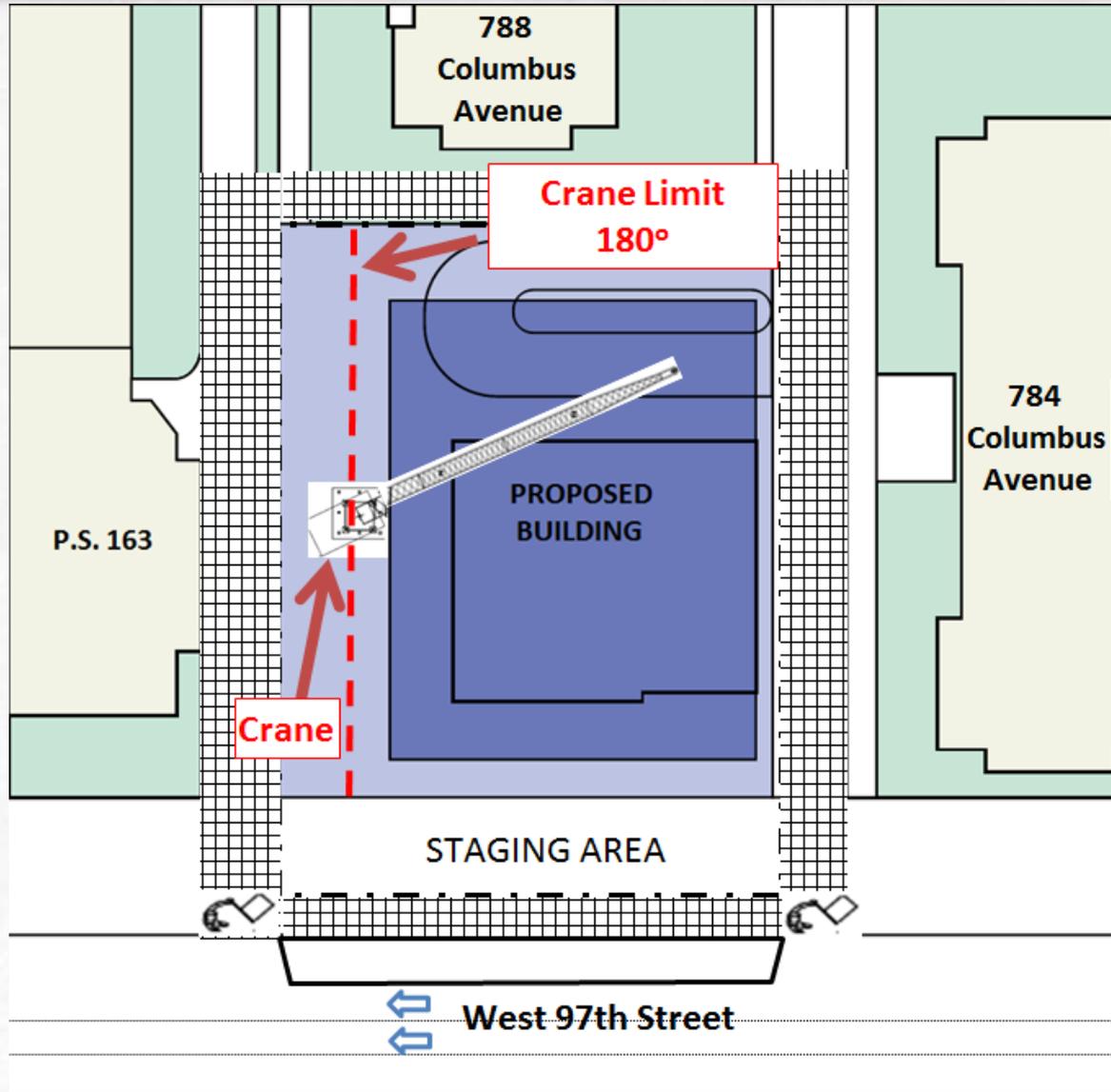
Construction Site Logistics Plan



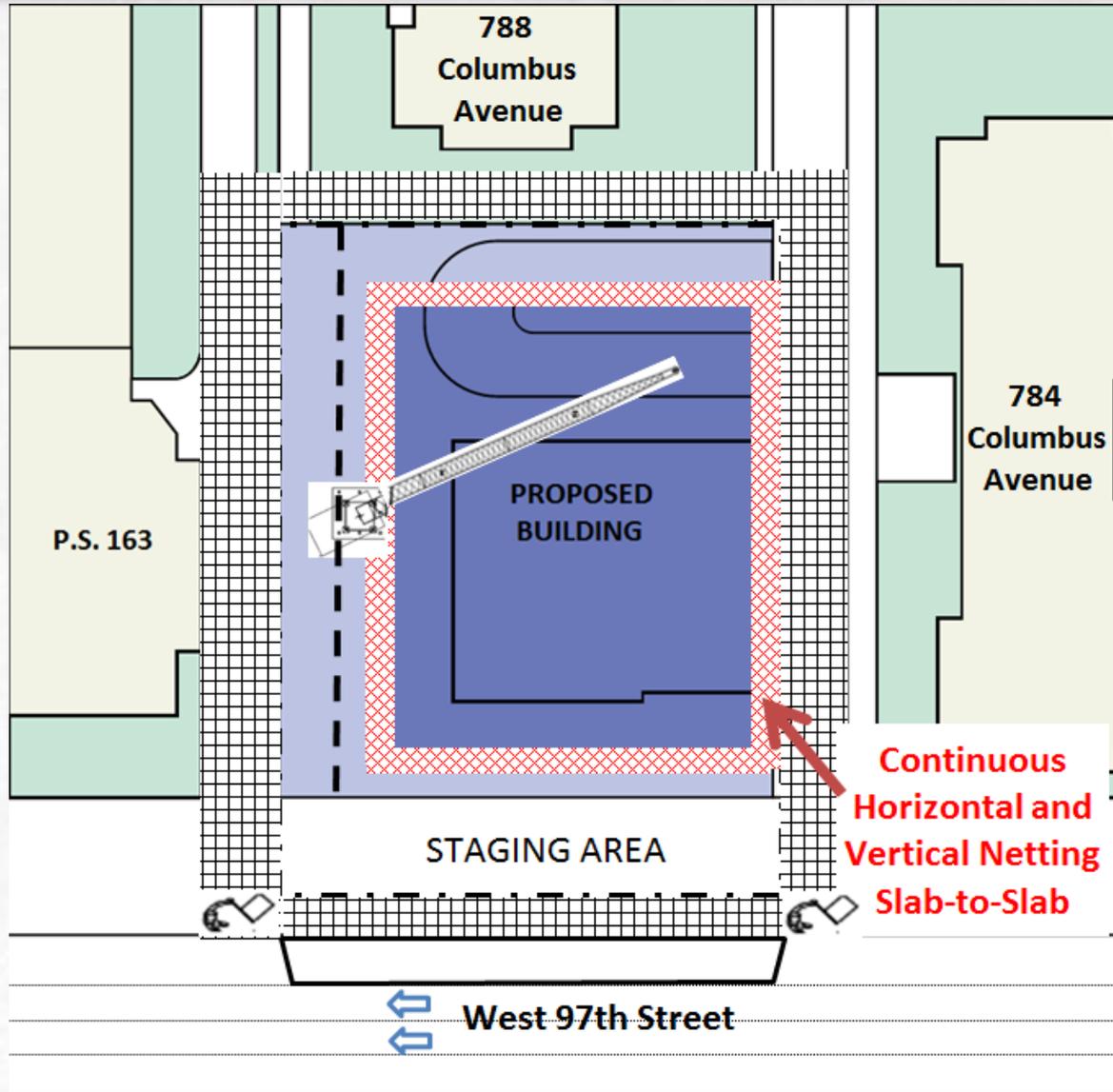
Construction Site Logistics Plan



Construction Site Logistics Plan



Construction Site Logistics Plan



Construction Impact Avoidance and Minimization Measures

➤ Site Activities and Perimeter Safety

- Measures Required

- » Construction manager coordination with P.S.163 Task Force/SCA
- » Flaggers
- » Construction Safety Net
- » Community Liaison Officer

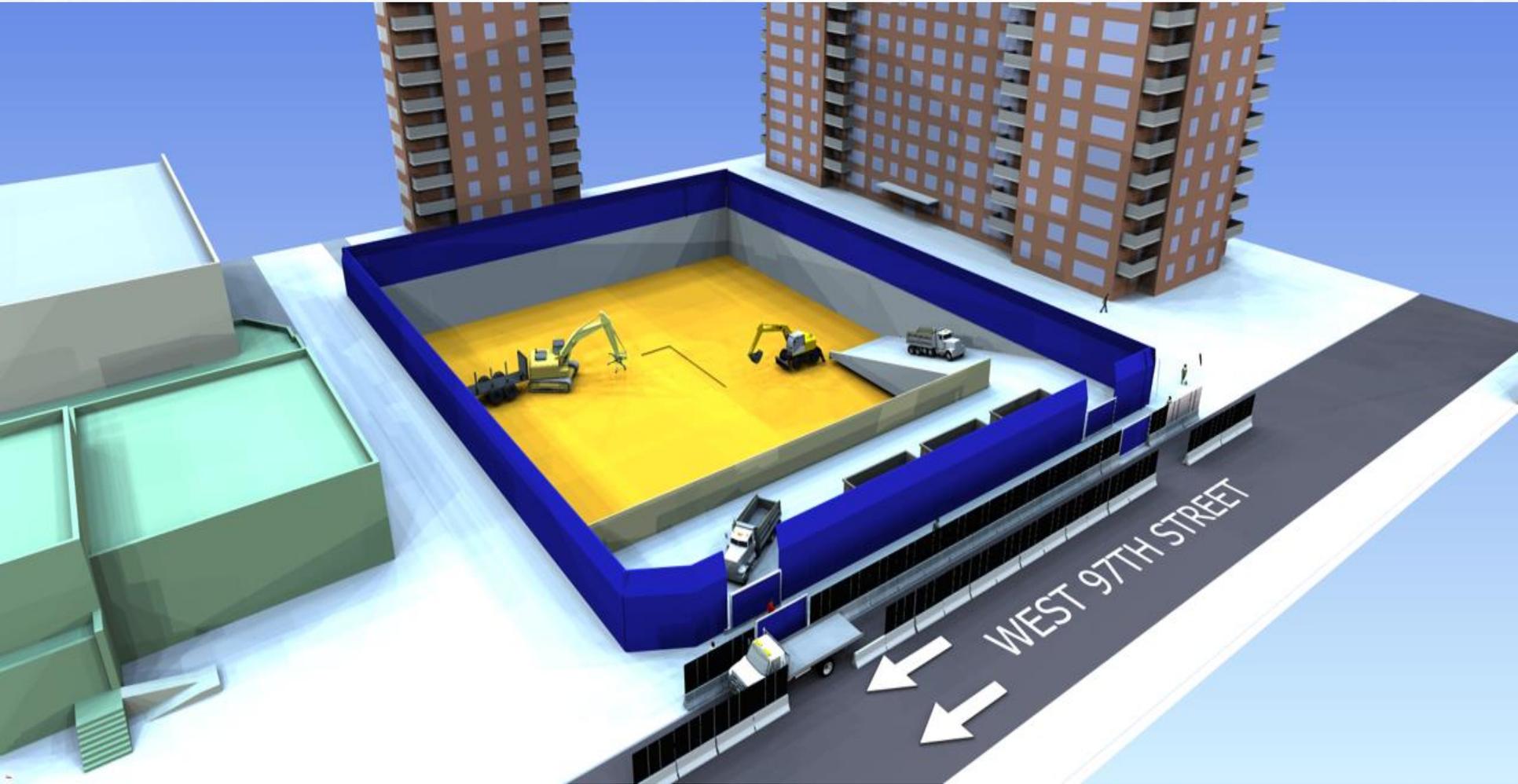
- Measures Beyond Minimum Requirements

- » 24-hour site security
- » Schedule deliveries outside peak school periods
- » 8-foot wide pedestrian path within existing sidewalk
- » 12-foot sidewalk bridge over P.S. 163 pathway
- » Limited 180° crane movement
- » Continuous vertical slab-to-slab netting
- » Cocoon for concrete operations

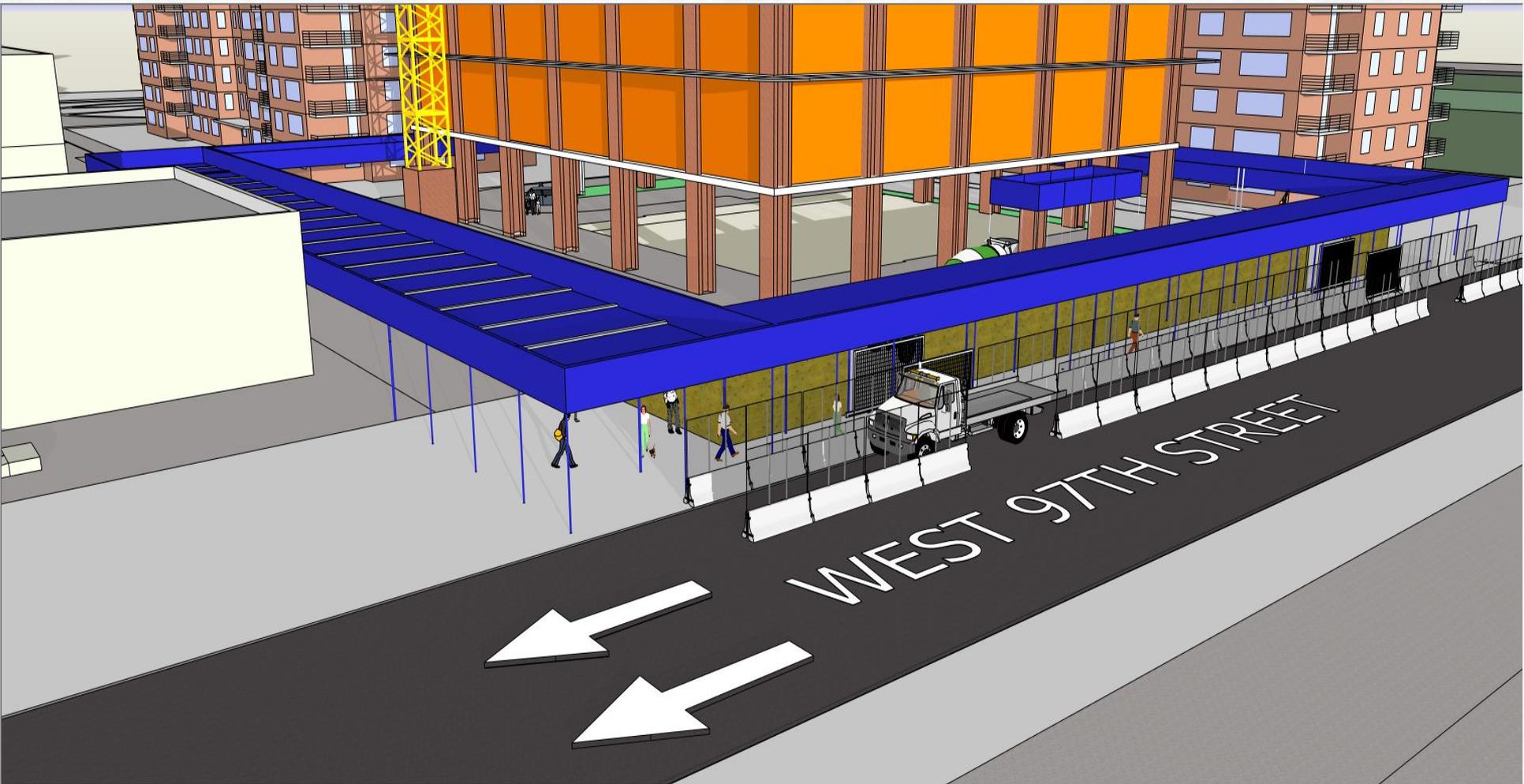
Cocoon for Concrete Operations



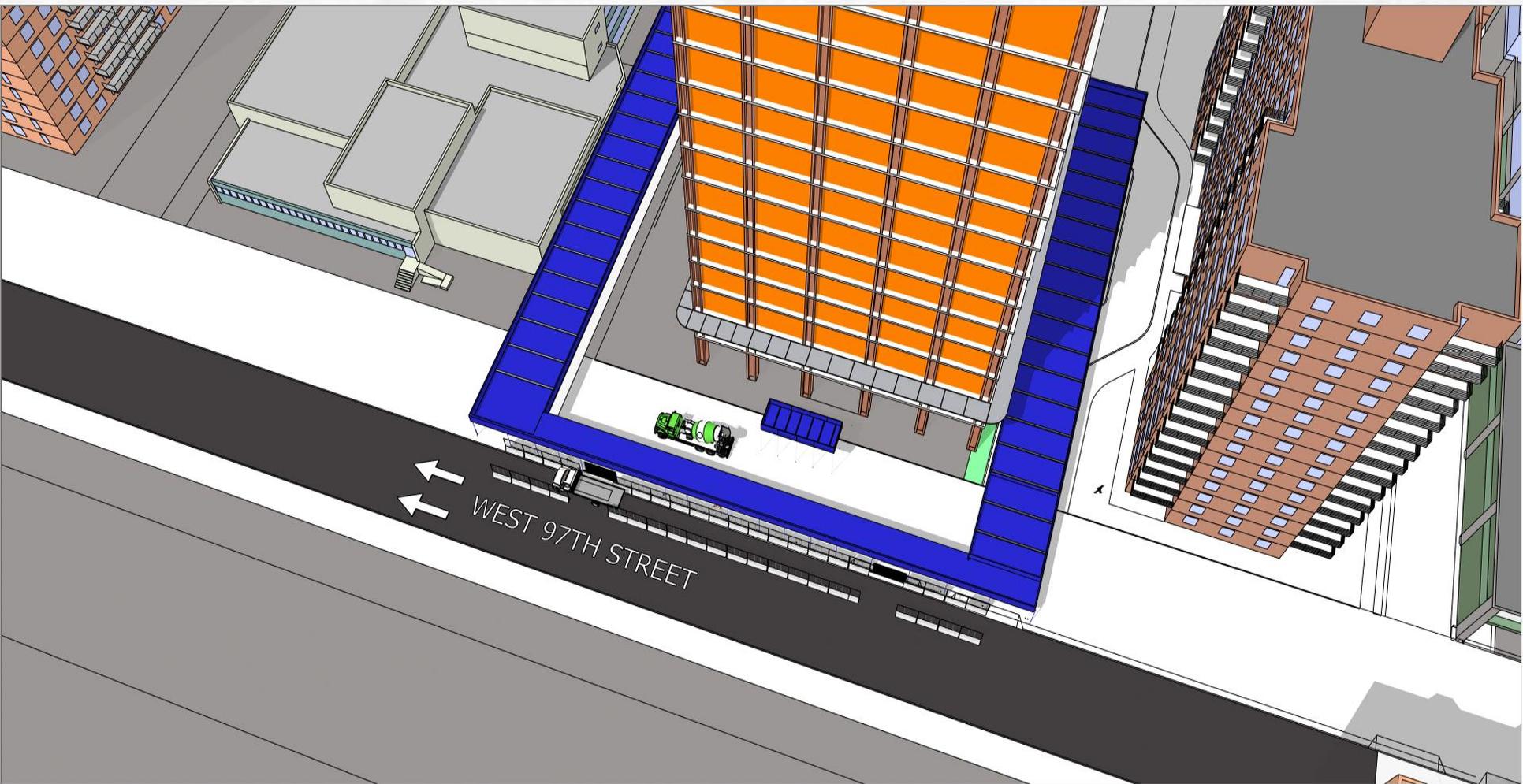
Construction Site Logistics



Construction Site Logistics



Construction Site Logistics



Construction Impacts and Avoidance Measures

➤ Contaminated Soil Materials

- Potential Impacts

- » Historic urban fill lead levels
- » Historic petroleum spill

- Avoidance Measures

- » Implementation of NYSDOH/NYSDEC-approved Remedial Action Plan and Construction Health and Safety Plan
- » Community Air Monitoring Plan during soil disturbance
- » Off-site disposal of any contaminated materials
- » Protocol to handle groundwater on site

Construction Impact Avoidance and Minimization Measures

➤ Air Quality and Dust Control

- Measures Required

- » Conduct Community Air Monitoring Plan during soil disturbance
- » Implement dust suppression procedures
- » Cover trucks
- » Use of ultra-low sulfur diesel fuel
- » Enforce no idling measures

- Measures Beyond Minimum Requirements

- » Use of particulate emission reduction technology such as diesel particulate filters
- » Use of newer equipment with lower emissions, where practical
- » Preference for electric-powered equipment, where practical

SEQR Assessment

Construction Impact Avoidance/Minimization Measures

➤ **Noise**

- **Measures Required**

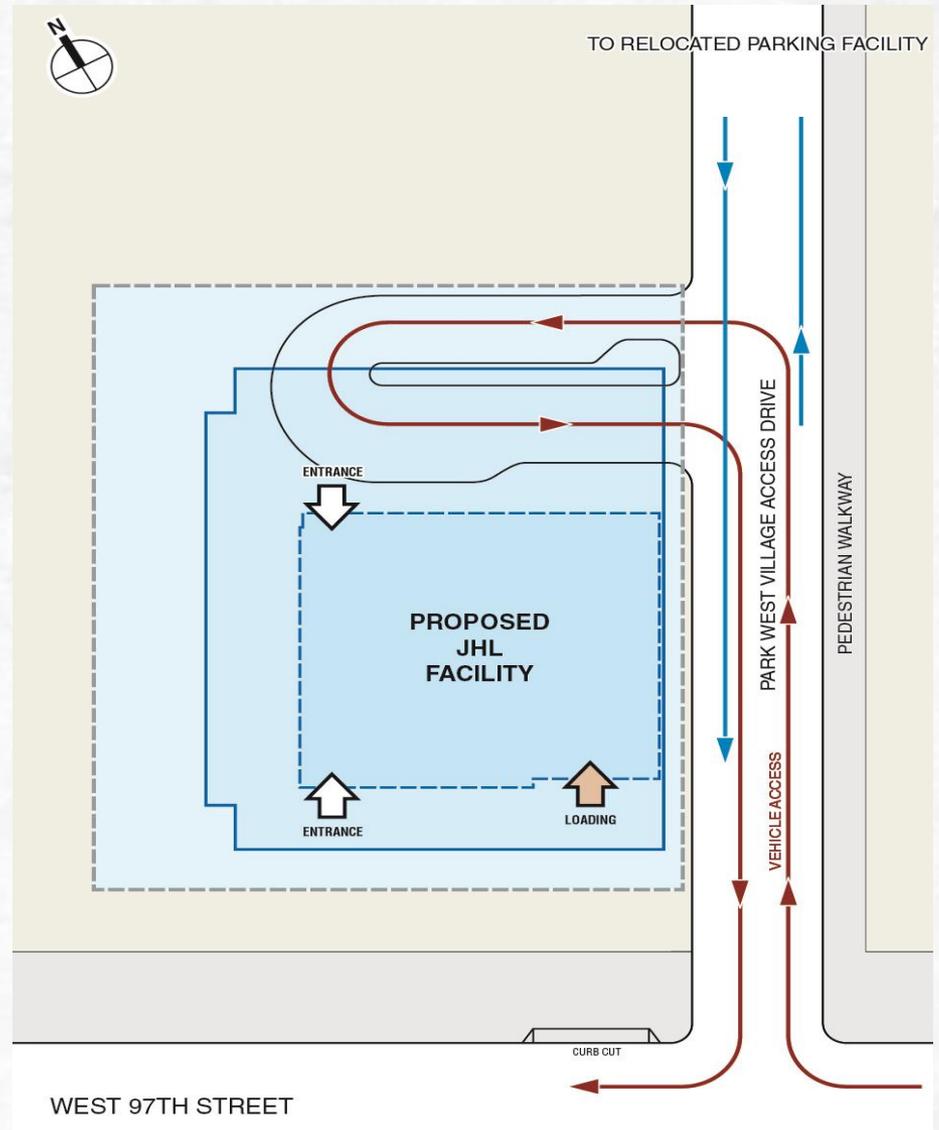
- » Equipment must meet NYCDOB standards
- » Use of lower noise emitting or electric-powered equipment, where practical

- **Measures Beyond Minimum Requirements**

- » 10-foot cantilevered acoustically-treated perimeter fence
- » 12-foot sidewalk bridge over P. S. 163 pathway
- » Integration of blankets, mufflers and/or sound baffles
- » Path control measures such as equipment siting away from sensitive uses

Transportation – Site Access

- **Vehicular Access**
- **Loading Area**
- **Pedestrian Circulation**

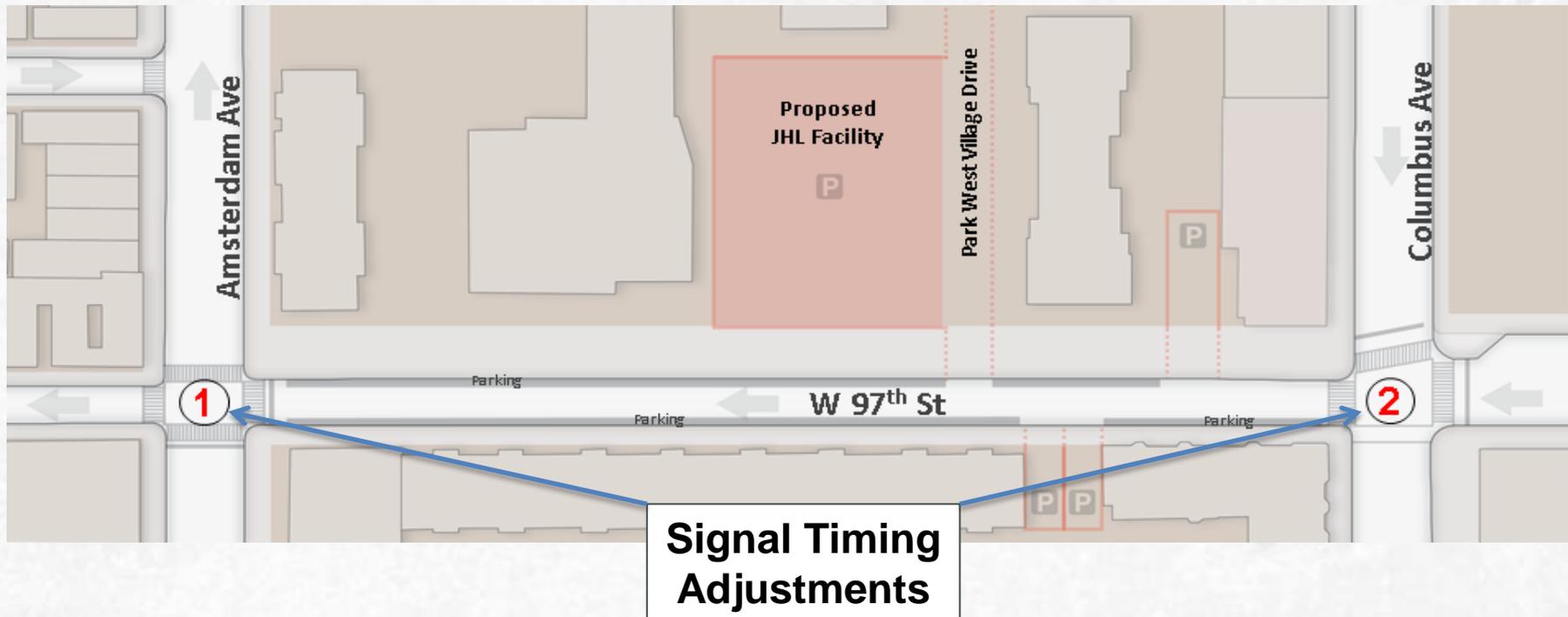


SEQR Assessment

Potential Traffic Mitigation Measures

➤ *Transportation – Operational & Construction Traffic*

- West 97th Street/Amsterdam Avenue
- West 97th Street/Columbus Avenue



SEQR Assessment

Proposed Transportation Mitigation and Improvement Measures

- ***Transportation – Operational & Construction Traffic***
 - Signal timing adjustments
 - Safety recommendations for 97th Street/Columbus Avenue
 - Deliveries scheduled to avoid school peaks
 - Coordination with NYCDOT to conduct a monitoring study after the new facility has opened.

JHL Good Neighbor Response

- **Ongoing dialogue with P.S. 163/SCA/DOE Task Force**
- **Participation in CB7's Construction Coordinating Committee**
 - Community liaison officer, hotline, construction information update
- **Establish a Community Advisory Board**

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