

Chapter 21 : CONSTRUCTION

A. INTRODUCTION

According to the *CEQR Technical Manual*, construction activities, although temporary in nature, can sometimes result in significant adverse impacts. Construction impacts may be analyzed for any project that involves construction or induce construction.

B. PRINCIPAL CONCLUSIONS

The Proposed Action would not result in significant adverse construction impacts. Based on CEQR Technical Manual guidelines, where the duration of construction is expected to be short-term (less than two years) detailed construction assessment is not warranted. Based on the screening analysis, the Proposed Action is not expected to result in any development where the duration of construction would be over two years.

C. SCREENING ANALYSIS

The Proposed Action is a “Generic Action,” and there are no known development sites at this time. As described in *Chapter 1, Project Description*, the Proposed Action would affect zoning regulations on a citywide basis and would result in changes to the height, bulk, and parking regulations for multi-family residential, inclusionary housing, affordable senior housing and long term care facilities. The Proposed Action itself is not expected to induce development on sites where development would not have otherwise been possible (with the exception of one component allowing as-of-right development over certain existing parking lots for affordable senior housing), however, more development is expected to occur as a result citywide.

To produce a reasonable analysis of likely effect of the action, 27 representative development prototypes have been identified, as described in Chapter 2, Analytical Framework. Based on the prototypical analysis, the maximum development size that may occur at any one prototypical development site is approximately 215,000 gross square feet. The construction of development that is less than 250,000 gross square feet typically takes less than two years to complete in New York City. Based on *CEQR Technical Manual* guidelines, where the duration of construction is expected to be short-term (less than two years), detailed construction assessment is not warranted. If the duration of construction is expected to be short-term, those potential impacts are considered temporary. Further, all construction activities would be carried out in accordance with applicable building codes and regulations, and NYC Building Department permits. In addition, as discussed in Chapter 8, Historic and Cultural Resources, any designated NYCL or S/NR-listed historic buildings located within 90 linear feet of a projected or potential new construction site would be subject to the protections of the New York City Department of Building’s (DOB’s) Technical Policy and Procedure Notice (TPPN) #10/88, which would ensure that any development resulting from the Proposed Action would not result in any significant adverse construction-related impacts to designated historic resources. As such, the Proposed Action would not result in significant adverse construction impacts.