

This Final Environmental Impact Statement for the Gateway Center at Bronx Terminal Market project responds to all substantive comments made on the Draft Environmental Impact Statement (DEIS) that was accepted as complete by the Office of the Deputy Mayor for Economic Development and Rebuilding as lead agency under the City Environmental Quality Review (CEQR) process. A DEIS was prepared for the proposed actions, and a notice of completion for the DEIS was issued on July 7, 2005.

Subsequent to the issuance of the DEIS, the project has been modified. Specifically, as described in a memo from the lead agency dated September 13, 2005, the actions relating to the former west side of the project site (i.e. the area west of Exterior Street or the Major Deegan Expressway) were withdrawn, and only the east side of the project site is now proposed for development. The following actions, which related only to the former west side of the project site, are no longer required:

- The declaration of a General Large-Scale District for the area west of Exterior Street;
- A special permit pursuant to Zoning Resolution (ZR) Section 74-53 to permit an increase in accessory parking above that permitted by the Zoning Resolution;
- A special permit pursuant to ZR Section 74-744(c) for signs not otherwise permitted under the Zoning Resolution;
- Authorization pursuant to ZR Section 62-722(a) for modification of public access and visual corridors;
- Authorization pursuant to ZR Section 62-722(b) for modification of design standards for the waterfront area;
- Certification for a zoning lot subdivision pursuant to ZR Section 62-712; and
- Certification for compliance with waterfront public access and visual corridors pursuant to ZR Section 62-711.

The new Proposed Project is similar to the “Development of Eastern Project Site Only Alternative” that was described and analyzed in Chapter 24, “Alternatives,” of the DEIS. As described in the DEIS, the “Development of Eastern Project Site Only Alternative” would not have any adverse impacts greater than those anticipated for the original project. The modifications to the Proposed Project are reflected in the FEIS impact analyses. The new Proposed Project does not include the development of a public open space, waterfront esplanade, or retail building on the western portion of the site. However, the City, with contributions from BTM Development Partners, LLC, would develop the public open space that formerly was to be developed in the original project on the western portion of the site. The City is committed to developing the off-site public open space by the Proposed Project’s 2009 Build year. The

* The Foreword is new to the EIS.

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programming of this open space and the actions required for its development are still to be determined.

Other substantive changes made between the DEIS and FEIS are as follows:

- The proposed Retail Building E, described in the DEIS as a series of five 1-story retail buildings approximately 19,820 gsf in size, is no longer part of the Proposed Project. It has been replaced by the proposed Retail Building E.1, which would be a renovation of the existing Bronx Terminal Market Building D, as well as a small 1-story building referred to as Retail Building E.2.
- The Traffic and Parking analysis has been revised to reflect two additional No Build projects: the East 153rd Street Bridge and Bronx Criminal Courthouse projects.
- Chapter 22, “Future Conditions with a Relocated Yankee Stadium,” has been expanded to include a more detailed assessment of the project’s potential impacts accounting for a relocated Yankee Stadium as a background project, utilizing information recently released in the Yankee Stadium Project DEIS (September 23, 2005).
- The Alternatives analysis has been revised to include the original project as an alternative, replacing the former “Development of Eastern Project Site Only Alternative.”

Where appropriate, the FEIS text was revised in response to comments or changes in the project. These revisions and changes are indicated by double underlines. *