

CHAPTER 25: UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

25.1 Overview

Unavoidable significant adverse impacts are defined as those that meet the following two criteria:

- (1) There are no reasonably practicable mitigation measures to eliminate the impacts; and
- (2) There are no reasonable alternatives to the proposed project that would meet the purpose and need of the Proposed Action, eliminate the impact, and not cause other or similar significant adverse impact.

As discussed in Chapter 24, “Mitigation,” The areas found to have the potential for significant adverse impacts resulting from the Proposed Action that require mitigation measures are traffic, transit, pedestrians, hazardous materials, noise, and historic resources. As detailed in the relevant chapters of this document, mitigation measures, management controls or zoning requirements would ameliorate the potentially significant adverse impacts to acceptable levels for all areas except historic resources, as discussed in the next section.

25.2 Unavoidable Significant Adverse Impact

There is one property, 144-150 Front Street, that has been determined by the New York City Landmarks Preservation Commission (LPC) to be eligible for listing on the State and National Register of Historic Places. As part of the Proposed Action, this property would be rezoned but would remain in private ownership. As such, once it is rezoned it can be redeveloped by its owner and the building could be demolished. There is currently no practical mitigation available for this impact since the property is not in the ownership or control of the City of New York.