

## Foreword

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This document is the Final Environmental Impact Statement (FEIS) for the proposed actions put forth by the applicant, Thor Shore Parkway Developers, LLC. The approximately 214,000 square-foot (sf), 60-foot-tall commercial building (63.5 feet to the top of the parapet) is currently anticipated to be a BJ's Wholesale Club, along with up to three other retail stores on the second level; a three-level parking garage with approximately 690 public parking spaces; and approximately 2.4 acres of publicly accessible waterfront open space on the project site located in Brooklyn at 1752 Shore Parkway, on the west side of the Shore Parkway South between 24th Avenue and Bay 37th Street, east of Gravesend Bay (Lower New York Bay). Development of the proposed project requires approvals from the City Planning Commission (CPC) and City Council, and are subject to review under the Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR).

The New York City Department of City Planning (DCP), acting on behalf of the CPC, assumed lead agency status for this application. DCP determined the Draft Environmental Impact Statement (DEIS) for the proposed action to be complete and issued a Notice of Completion for the DEIS on March 10, 2011. CPC held a public hearing on the DEIS in Spector Hall at 22 Reade Street in Manhattan on July 13, 2011. Comments were accepted at that hearing and throughout the public comment period, which remained open until July 25, 2011.

This FEIS reflects all relevant substantive comments made on the DEIS since its publication, at the public hearing, and during the public comment period. The comments are summarized and responses are provided in Chapter 22, "Response to Comments on the DEIS." The following principal changes were made:

- Chapter 1, "Project Description," has been updated to reflect the timeline of the proposed project's environmental review process.
- Chapter 2, "Land Use, Zoning, and Public Policy," has been updated to reflect the review of the Coastal Assessment Form by the DCP Waterfront and Open Space Division.
- Chapter 7, "Hazardous Materials," has been updated to include the placement of an (E) designation on the project site to ensure that the New York City Department of Environmental Protection (NYCDEP) Restrictive Declaration will be executed and recorded.
- Chapter 12, "Air Quality," has been updated to include an additional mobile source analysis receptor location, at Bay Parkway and 86th Street.

Various chapters were updated to clarify the document's consistency with the guidelines presented in the 2010 *CEQR Technical Manual*.

Appendix E has been added to the FEIS; it contains written comments received on the DEIS, and the applicant's response to comments submitted by the Brooklyn Borough President.

All changes to the text since publication of the DEIS are marked by double-underlining and ~~strikeouts~~. However, no underlining or strikeouts are used in this Foreword or Chapter 22 because they are presented for the first time in this FEIS. \*