

Foreword

This document is the Final Environmental Impact Statement (FEIS) for the 606 West 57th Street project. The Draft Environmental Impact Statement (DEIS) for the project was accepted as complete by the New York City Department of City Planning (DCP) and the New York City Planning Commission (CPC) issued a Notice of Completion for the DEIS on October 18, 2013. A public hearing on the DEIS was held on January 22, 2014, concurrently with the Uniform Land Use Review Procedure (ULURP) public hearing held at Spector Hall, 22 Reade Street, New York, NY 10007. Oral and written comments were accepted at those hearings and throughout the public comment period, which remained open until February 3, 2014.

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 23, “Response to Comments.” Oral and written testimony provided at the public hearing and submitted during the comment period are included in Appendix E.

This FEIS reflects notable changes subsequent to publishing the DEIS, which include the following:

- Revisions to the proposed actions to add a text amendment to Zoning Resolution §96-34 that would allow transient hotel uses by CPC special permit only, in the portion of the rezoning area currently mapped M2-3.
- Updates to background conditions where warranted, including to account for revisions in the New York City Waterfront Revitalization Plan, the open space inventory in Chapter 5, “Open Space,” and to incorporate new school utilization data in Chapter 6, “Community Facilities.”
- Updates related to the hazardous materials analysis, including the status of the spill on development site 1 and the (E) designations that would be assigned to development sites 1 and 2 to ensure that remedial activities would be undertaken prior to redevelopment.
- Updates to Chapter 18, “Alternatives,” to include a No Unmitigated Impact Alternative and a C4-7 and C6-2 Reduced Density Alternative.
- Updates to Chapter 19, “Mitigation.” This includes refined mitigation measures to partially mitigate the significant adverse impact to child care that have been identified through consultation with the Administration of Children’s Services (ACS). In addition, based on review by the New York City Department of Transportation (NYCDOT), it was determined that the significant adverse traffic impacts at the intersection of Eleventh Avenue and West 57th Street would remain unmitigated during the weekday PM and Saturday peak hours.
- Revisions to Chapter 20, “Unavoidable Adverse Impacts,” to reflect the partial mitigation of the child care impact the unmitigated traffic impacts at Eleventh Avenue and West 57th Street.

- A new conceptual analysis that considers the potential impacts of the proposed actions with a mixed-use retail, residential and commercial office building on development site 2 rather than the hotel building analyzed elsewhere in the FEIS (Appendix F).
- Chapter 23, Appendix C, Appendix D, Appendix E, and Appendix F are new to the FEIS.

All text changes since publication of the DEIS are indicated by ~~striketroughs~~ and double underlines. No double-underlining is used for the Foreword, Chapter 23, and Appendices C, D, E, and F, which as noted above are entirely new to the FEIS. *