

Foreword*

The Draft Supplemental Environmental Impact Statement (Draft SEIS) for the First Avenue Properties Rezoning project was accepted as complete by the New York City Planning Commission (CPC), as lead agency under City Environmental Quality Review (CEQR), and issued for public review and comment on August 17, 2007. A public hearing on the Draft SEIS was held on December 5, 2007 by CPC at Spector Hall, 22 Reade Street. Oral and written comments were accepted at that hearing and throughout the public comment period, which was held open until December 17, 2007.

This Final Supplemental Environmental Impact Statement (Final SEIS) reflects changes to the proposed project since publication of the Draft SEIS, revisions made to impact studies, and all substantive comments made during the public review period of the Draft SEIS. Notable changes subsequent to publishing the Draft SEIS include the following:

- Changes to the Proposed Actions. Since the issuance of the Draft SEIS, ERRC has submitted revised text amendment, special permit, and certification applications to designate the properties at 616, 700, and 708 First Avenue as an "Inclusionary Housing Designated Area" and thus facilitate use of the Inclusionary Housing program on the portions of the project site east of First Avenue. The potential environmental effects of the revised application are considered in this Final SEIS under the Affordable Housing Scenario. In addition, ERRC has submitted revised applications (special permit and a certification) to reflect new requirements and section references of the public plaza regulations for the 685, 700, and 708 First Avenue parcels. The revisions are considered under both the proposed development program and the Affordable Housing Scenario. The revised applications also include proposed special permits with respect to the bulk requirements of the General Large Scale Development (GLSD). The revised applications (ULURP Nos. 070523(A)ZSM, N070530(A)ZRM, 070531(A)ZSM, 070532(A)ZSM) are under consideration by the CPC.
- Revisions to background projects. Where appropriate, impact studies were updated to account for the addition of a background project at First Avenue and 46th Street.
- Shadows. As partial mitigation for the significant adverse shadow impacts on Tudor City open space and Manhattan Place Plaza, the project sponsor has agreed with New York City Department of Parks and Recreation to provide funding annually at a level of \$10,000 per year for a period of six years for the planting of shade-tolerant species, and monitoring of such plantings at Tudor Grove and Mary O'Connor playgrounds, St. Vartan Park, and Trygve Lie Plaza.
- Schools. As mitigation for the significant adverse impact on public schools identified in the Draft SEIS, the applicant and the School Construction Authority (SCA) will enter into an agreement for the construction of an approximately 630-seat, K-8 public school at the 616 First Avenue Parcel. The school is expected to be operational by September 2012. The Final

* This Foreword is new to the Final SEIS.

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SEIS analyzes the potential environmental effects of mitigating the project's significant adverse school impact by including such a school.

- Revisions to construction schedule. The Final SEIS includes an "Alternative Construction Scenario" in which construction of the 685 First Avenue building begins prior to construction at 708 First Avenue. The construction impact analyses also account for modifications to aspects of the construction procedures which would reduce the noise impacts associated with project construction. These changes would eliminate any significant adverse construction noise impacts at Tudor City.
- Revisions to the transportation studies. The traffic and pedestrian studies have been modified to account for revisions to capacity calculations at a number of intersections, as well as revisions to proposed mitigation measures and the number of unmitigated impacts. Background traffic volumes were adjusted for changes in projected No Build development. The applicant has committed to conducting a traffic monitoring program after the first two buildings scheduled for construction (685 First Avenue and 708 First Avenue) are built, and when the full development is built and occupied, in order to verify the need for the proposed mitigation measures identified in this Final SEIS. The applicant will submit detailed scopes of work for the monitoring plan for the New York City Department of Transportation's (NYCDOT's) review and approval before commencing those monitoring plans.
- Subway Mitigation. The Final SEIS identifies that the significant impact at the PL9 stairway leading to the Number 7 train platform could be mitigated by a widening of approximately 24 inches. This mitigation would be provided subject to authorization by the New York City Transit (NYCT) following review of necessary design studies. Based on the incremental demand of the proposed project on the PL9 stairway, the applicant would be responsible for its fair and allocable share of the cost of the proposed widening.
- Infrastructure. Stormwater separation or detention will be provided for the 700/708 parcel, stormwater detention will be provided at the 616 and 685 First Avenue parcels, and an upgrade to the combined sewer in First Avenue from East 38th to East 39th Streets will be provided. As a result of these measures, there will be a decrease in the frequency of CSO events.
- Air Quality and Noise. The air quality and noise analyses were revised to account for the revised traffic analysis described above.

In addition to these changes, the Final SEIS identifies the comments received during the public review period and provides responses in a new chapter, Chapter 29, "Comments and Responses." Where appropriate, the text of other chapters of this Final SEIS was revised in response to comments, revisions in the analyses, or changes in the project. These revisions and changes are indicated by double underlines. *