



Foreword

This document is the Final Environmental Impact Statement (FEIS) for the GO Broome Street Development project. The New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), accepted the Draft Environmental Impact Statement (DEIS) as complete and issued a Notice of Completion for the DEIS on August 23, 2019. The proposed actions are subject to approval by the CPC per the Uniform Land Use Review Procedure (ULURP) and accompanying application.

Since the issuance of the DEIS, Technical Memorandum 001 was issued on November 18, 2019 which describes how an additional waiver is being sought in connection with the project (see additional detail below and in the FEIS). The analysis findings documented in Technical Memorandum 001 are incorporated into this FEIS and the Technical Memorandum is provided in **Appendix 4**.

A public notice for the hearing on the DEIS was published in the City Record and in the New York State Department of Environmental Conservation Environmental News Bulletin on November 20, 2019 and was also placed in three local newspapers: the New York Post on November 18, 2019, Sing Tao on November 18, 2019, and El Diario on November 19, 2019. The City Planning Commission held a public hearing on the DEIS at the Department of City Planning, 120 Broadway, Lower Concourse, New York, NY 10271 on December 4, 2019 beginning at 10 AM. Comments on the DEIS were accepted until December 16, 2019.

This FEIS reflects all substantive comments made on the DEIS during the public hearing and subsequent comment period. The comments are summarized and responded to in **Chapter 21, "Response to Comments on the DEIS,"** and written comments on the DEIS are included as a new appendix to the FEIS (**Appendix 5**).

The principal changes between the DEIS and the FEIS include the following:

- › Waiver. Subsequent to publication of the DEIS, the applicant (GO Broome LLC and The Chinatown Planning Council Housing Development) filed an Amended Application (ULURP No. C200061 (A) ZSM). As detailed in the Technical Memorandum 001 issued on November 18, 2019, the Amended Application would not change the development in any way and is technical in nature. The Amended Application requests a modification of minimum distance between buildings: ZR Section 78-312(f) (Special Permits by the City Planning Commission). The waiver is described in more detail in **Chapter 1, "Project Description,"** and **Chapter 2, "Land Use, Zoning, and Public Policy."** As noted above, the Technical Memorandum is provided in **Appendix 4.**
- › Beth Hamedrash Hagodol (BHH) Synagogue. At the time the DEIS was published, a portion of Projected Development Site 1 (Lot 37) was occupied by the remnants of the former BHH synagogue. The DEIS noted that remnants of the former BHH synagogue were intended to be incorporated into the development. However, a structural collapse in October 2019 necessitated removal of all remaining building elements. It is the applicant's intention to work with the Landmarks Preservation Commission (LPC) to determine whether any artifacts salvaged from the former BHH synagogue, such as masonry detailing and ceremonial objects, can be displayed within the cultural heritage center on Projected Development Site 1.

The FEIS has been updated throughout to reflect the changed condition at Lot 37.

- › Phase 1B Work Plan. **Chapter 6, "Historic Resources,"** of the DEIS identified that the New York City Landmarks Preservation Commission (LPC) requested that a Work Plan be developed for Projected Development Sites 1 and 2 to determine the scope of Phase 1B testing. A Phase 1B Work Plan for Projected Development Site 1 was submitted to LPC for review, and LPC concurred with the plan in letters dated November 15, 2019 and December 20, 2019.
- › Transportation. **Chapter 9, "Transportation,"** has been updated to reflect comments received from New York City Transit after publication of the DEIS.
- › Construction Analysis. The DEIS noted that for construction air quality, additional modeling analyses would be performed for the following pollutants: CO, NO₂, and PM₁₀. These construction air quality analyses were undertaken, and **Chapter 15, "Construction,"** was updated to reflect the results. In addition, for construction noise, the DEIS noted that between publication of the Draft and Final EIS, additional construction noise analysis would be undertaken to further determine the precise magnitude and duration of the elevated noise level from construction and to explore whether additional mitigation measures could be identified to avoid potential significant adverse noise impacts. This additional construction noise analysis was undertaken, and **Chapter 15, "Construction," Chapter 17, "Mitigation," and Chapter 18, "Unavoidable Adverse Impacts,"** were updated with the analysis results. In addition, **Chapter 15, "Construction,"** has been updated to reflect construction progress at the Essex Crossing development.

Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. Unless otherwise indicated, all revisions and updates to the text since publication of the DEIS are marked by strikethroughs and double underlines. No

strikethroughs or double underlines are used for the **Foreword** and **Chapter 21**, which are new to the FEIS.