

Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the Lenox Terrace project. The proposal consists of several land use actions (collectively, “the proposed actions”) affecting allowable development on the block between Lenox and Fifth Avenues, 132nd to 135th Street.

The New York City Department of City Planning (DCP) issued a Notice of Completion for the Draft Environmental Impact Statement (DEIS) on August 23, 2019. The public was provided an opportunity to provide oral and written comments on the DEIS, during the period leading up to and through the DEIS public hearing, which was held by the New York City Planning Commission (CPC) on December 18, 2019 at 120 Broadway, New York, NY. A Public Notice for the Hearing on the DEIS was published in the *City Record* on December 2, 2020 as well as the New York State Department of Environmental Conservation *Environmental News Bulletin* on December 4, 2020, and was also placed in a local newspaper, the *New York Post*, on December 2, 2019. The DEIS public comment period remained open until January 6, 2020.

Subsequent to the public hearing, in response to comments received during the public review of the project, the applicant amended the proposed rezoning from C6-2 to R8 and R8 with a C1-5 commercial overlay. The applicant also has modified the proposed site plan to eliminate the previously proposed six-story base connecting the two new buildings along Lenox Avenue. In conjunction with this change, the existing single driveway between 133rd and 134th Street would be retained, rather than replaced with the two new driveways shown in the DEIS. The amended site plan is reflected in Chapter 1, “Project Description” of the FEIS. The modified application was filed on January 22, 2020.

This FEIS reflects the modifications of the application and addresses all substantive comments made on the DEIS since its publication, during the public hearing, and through the subsequent comment period. Those comments are summarized and responded to in Chapter 25, “Response to Comments on the DEIS.” Written comments on the FEIS are included as a new Appendix E. Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments.

In addition to this foreword, Chapter 25, and Appendix E (described above), changes between the DEIS and this FEIS include updates to reflect changes in the proposed zoning district for the rezoning area and the site plan, as well as various other chapter revisions.

All text changes since publication of the DEIS are marked in this FEIS by ~~striketroughs~~ (for deleted text) and double-underlining (for added text). No double-underlining is used for this Foreword, Chapter 25, “Responses to Comments on the DEIS,” or Appendix E, which are entirely new to the FEIS.

¹ This foreword is new to the FEIS.

Lenox Terrace

The change in the proposed zoning from C6-2 to R8 and R8 with a C1-5 commercial overlay, which is reflected in Chapter 1, “Project Description” of the FEIS, does not alter the development program considered in the EIS. The changes to the project would not alter the forecasted residential and commercial population and the associated travel demand, and would not alter the related impact assessments. Those chapters where the proposed changes in the application are relevant to the analyses have been updated to consider the proposed change. This is the case with the following chapters: Land Use Zoning and Public Policy, Shadows, and Urban Design and Visual Resources. In summary, the changes to the application would not result in different impacts than those described in the DEIS.

The principal changes between the DEIS and FEIS include:

- **Project Description:** This chapter was updated to reflect the change in the proposed zoning and site plan.
- **Land Use, Zoning, and Public Policy:** This chapter was updated to address the change in the proposed actions.
- **Historic and Cultural Resources:** This chapter was updated in response to public comments, to identify the potential for significant adverse impacts on the Lenox Terrace complex from construction activities at the projected future development site (the Metropolitan AME Church site) and/or the potential development site.
- **Urban Design and Visual Resources:** This chapter was updated to address the change in the proposed actions and site plan, and to include an additional illustrative rendering (Figure 8-32) showing views east along 135th Street toward the rezoning area from near Lenox Avenue.
- **Air Quality:** The stationary source analysis was updated to reflect additional and more detailed emissions data from Harlem Hospital.
- **Construction:** This chapter was updated to reflect a revision to the anticipated construction schedule (which would not affect the analyzed build years) and to identify the potential for significant adverse impacts on the Lenox Terrace complex from construction activities at the projected future development site and/or the potential development site. In addition, the construction period transportation analysis was updated to reflect revised travel demand assumptions for construction workers.
- **Mitigation:** This chapter was updated to reflect the mitigation measures for potential open space, shadows, and historic resources impacts that were developed in consultation with DCP, NYC Parks, and LPC between the DEIS and FEIS.
- **Unavoidable Adverse Impacts:** This chapter provides updated characterization of the avoidable or unavoidable nature of the proposed project’s impacts, based on the mitigation measures that were developed in consultation with DCP, NYC Parks, and LPC. *