

FOREWORD

This document is the Final Environmental Impact Statement (FEIS) for the River North 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 DEIS Notice of Completion on May 3, 2021. The proposed actions are subject to approval by the CPC per the Uniform Land Use Review Procedure (ULURP) and accompanying application.

A public notice for the public hearing on the DEIS was published in the *City Record* and in the New York State Department of Environmental Conservation Environmental News Bulletin on June 30, 2021. A notice was also placed in the Staten Island Advance on June 30, 2021. The City Planning Commission held a public hearing on the DEIS that was accessible in person at the Department of City Planning, 120 Broadway, Lower Concourse, New York, NY 10271 on July 14, 2021 beginning at 10AM, and was accessible remotely. Comments on the DEIS were accepted until July 26, 2021.

This FEIS reflects all substantive comments made on the DEIS during the public hearing and subsequent comment period. The comments are summarized and responses provided in Chapter 17, “Response to Comments on the DEIS.” Written comments on the DEIS are included in FEIS Appendix G.

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

- Chapter 1, “Project Description” has been updated with a more detailed rationale for the proposed rezoning boundaries, to reflect the proposed partial active open space mitigation, and to further clarify the difference between the “Proposed Development” and the “With-Action Condition.”
- Chapter 3, “Open Space” has been updated to reflect comments received from the New York City Department of Parks and Recreation (NYC Parks) after publication of the DEIS.
- Chapter 4, “Hazardous Materials” has been updated to reflect that the Applicant’s site has been accepted in Brownfield Cleanup Program operated by New York Department of Environmental Conservation. The executed Brownfield Cleanup Agreement between the Applicant and the New York Department of Environmental Conservation is also provided in Appendix D.
- Chapter 5, “Transportation,” has been updated to reflect comments received from New York City Department of Transportation (DOT) after publication of the DEIS, as well as to

incorporate the recently installed all-way STOP at the intersection of St. Marks Place and Hamilton Avenue into the transportation analysis.

- Chapter 6, “Air Quality” has been updated to reflect recent changes to the transportation network with the recently installed all-way STOP at the intersection of St. Marks Place and Hamilton Avenue.
- Chapter 11, “Construction” has been updated to reflect comments from DOT. In relation to construction-generated noise, the DEIS noted that additional modeling analyses would be performed. This modeling was undertaken, and Chapter 11, “Construction” was updated to reflect the revised noise modeling results.
- Chapter 12, “Alternatives” has been updated to reflect the recent changes to the transportation network with the recently installed all-way STOP at the intersection of St. Marks Place and Hamilton Avenue.
- Chapter 13, “Mitigation” has been updated to reflect additional open space and transportation mitigation measures that have been identified since publication of the DEIS.

Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to comments received. Unless otherwise indicated, all revisions and updates to the text since publication of the DEIS are marked by ~~strikethroughs~~ for deleted text and double underline for new text. No strikethroughs or double underlines are used for new or deleted text in the “Foreword” or Chapter 17, both of which are new to the FEIS.