

Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the Staten Island Mall Enlargement project. GGP Staten Island Mall, LLC, Macy's Retail Holdings, Inc. (Macy's) and JCPenney Corporation, Inc. (collectively, the Applicants) are seeking a number of discretionary actions (the "proposed actions") in connection with a proposed enlargement of the existing commercial center known as the Staten Island Mall (the Mall), located at 2655 Richmond Avenue in the Heartland Village neighborhood of Staten Island Community District 2. The Draft Environmental Impact Statement (DEIS) for the proposed actions was accepted as complete by the New York City Department of City Planning (DCP), and the City Planning Commission (CPC) issued a Notice of Completion for the DEIS on March 13, 2015. The public was provided 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 DCP on May 6, 2015. The public also was provided opportunity to submit written comments through the close of the DEIS public comment period, which ended May 18, 2015.

There were no public comments made on the DEIS prior to or during the DEIS public hearing, nor were any public comments received during the subsequent DEIS comment period. The public review process, as well as CPC member questions raised during the public hearing in relation to the proposed actions, are summarized in Chapter 22, "Responses to Comments on the DEIS." In addition, between publication of the DEIS and this FEIS, the New York City Department of Transportation (NYCDOT) provided further review of, and comments on, the DEIS transportation analyses and the proposed mitigation measures for potential significant adverse traffic impacts that were identified in the DEIS. Changes to the DEIS text and graphics were made in this FEIS, as necessary, in response to NYCDOT's further review and comments.

In addition to this foreword, changes between the DEIS and this FEIS include:

- An inside cover page, which was not provided in the DEIS.
- Updates to Chapter 1, "Project Description," to include a description of the Restrictive Declaration that would be recorded at the time of final approval of the proposed actions, and a description of the (E) Designation.
- Editorial changes made to the Waterfront Revitalization Program Consistency Assessment found in Chapter 2, "Land Use, Zoning, and Public Policy," so that the discussion is consistent with the assessment found in Appendix 1, "Waterfront Revitalization Program Consistency Assessment Form."
- An update in Chapter 3, "Socioeconomic Conditions," to reflect the current status of a proposed retail project on South Avenue near Forest Avenue.

¹ This foreword is new to the FEIS.

Staten Island Mall Enlargement

- Updates to Chapter 10, “Transportation,” to reflect NYCDOT comments received on the DEIS traffic analysis, including: text clarification of trip generation and parking analysis assumptions; updated parking utilization and accumulation tables; updated text and tables to describe changes to the study network in the future without the proposed project; updated level of service group table and maps of traffic volumes in the future without the proposed project and the future with the proposed project; and inserted text description of the identified potential significant adverse traffic impacts. In addition, the congested lane group table in the future without the proposed project and the impacted lane group table in the future with the proposed project were updated.
- Updated analysis and conclusions in Chapter 17, “Mitigation.” As stated in the DEIS, the proposed traffic mitigation measures advanced in the DEIS were subject to review and approval by NYCDOT. Between the DEIS and this FEIS, NYCDOT found that a number of proposed mitigation measures were impractical and infeasible due to safety concerns. Therefore, the total number of unmitigated significant adverse traffic impacts has been updated in this FEIS. The mitigation measures, level of service, and unmitigated impacts reported in tables were revised accordingly, text description of the proposed mitigation measures by each intersection was inserted, and the “Implementation” subsection of the chapter was updated.
- An update to Chapter 16, “Construction” to specify the (E) Designation number (E-361) for hazardous materials assigned to the project site.
- Updates to Chapter 18, “Alternatives” to reflect the evaluation of mitigation measures conducted between the Draft and Final EIS.
- Updates to Chapter 19, “Unavoidable Adverse Impacts,” to reflect the further evaluation of mitigation measures conducted between the Draft and Final EIS.
- Chapter 22, “Responses to Comments on the DEIS,” which summarizes the public review process and CPC questions raised during the public hearing and which is entirely new to the document.

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 or Chapter 22, “Responses to Comments on the DEIS,” which are entirely new to the EIS. *