

Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the proposed Block 675 East project. The New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), issued a Notice of Completion for the Draft Environmental Impact Statement (DEIS) on November 20, 2017. CPC held a duly noticed public hearing on the DEIS on March 14, 2018 at 120 Broadway, New York. Public comments were accepted at that hearing and throughout the comment period, which remained open until March 26, 2018.

This FEIS addresses all substantive comments made on the DEIS since its publication, during the public hearing and subsequent comment period. Those comments are summarized and responded to in Chapter 27, “Response to Comments on the DEIS.” Changes to the text and graphics from the DEIS have been made in this FEIS, as necessary, in response to these comments.

In addition to Chapter 27, the principal changes between the DEIS and FEIS include the following:

- Since the publication of the DEIS, both applicants have submitted modified applications (“A-Applications”) with proposed changes to each project. Chapter 1, “Project Description,” and Chapter 2, “Analysis Framework,” have been revised to reflect the following proposed changes:
 - Project Site A—At the time of publication of the DEIS, project site A included approximately 12,500-gsf of space to be occupied by a New York City Fire Department-Emergency Medical Services (FDNY-EMS) station. The EMS area is now proposed to be expanded from 12,500 sf to 18,500 sf and that the entire EMS floor space be exempted from the calculation of zoning floor area. Further, an increase in the number of accessory parking spaces for EMS is proposed. To address these changes, Applicant A has submitted a modified application (“A-Application”) (ULURP Nos. 180128(A) ZRM and 180129(A) ZSM) pursuant to Section 2-06(c)(1) of the ULURP Rules.
It should also be noted that since the publication of the DEIS, Lots 12, 29, and 36 have been formally merged into a single lot, Lot 12. However, for the purpose of continuity, the FEIS continues to refer to Lots 12, 29, and 36.
 - Project Site B—At the time of publication of the DEIS, no development had been proposed for Lot 38, and no floor area was proposed to be transferred from Hudson River Park to this lot. However, a proposal to rezone Lot 38 was included as part of the actions proposed by Applicant B. Lot 38 would be rezoned to C6-4X and included in the Special Hudson River Park District along with the surrounding lots through zoning text and map amendments. Applicant B now expects to acquire Lot 38 and has submitted a modified application (“A-Application”) (ULURP No. 180152(A) ZSM and 180151(A) ZRM) pursuant to Section 2-06(c)(1) of the ULURP Rules to facilitate development on

¹ This Foreword is new to the FEIS.

both Lot 38 and Lot 39. Both development options (with and without Lot 38) are described in Chapter 1 “Project Description.” As described in Chapter 2, “Analysis Framework,” as with the DEIS, the development potential of Lot 38 is conservatively assumed for purposes of the environmental review in the FEIS.

- Chapter 5, “Community Facilities and Services,” has been updated to reflect the New York City Department of Education’s latest 2016-2017 enrollment/capacity/utilization data and enrollment projections.
- Chapter 6, “Open Space,” has been updated to incorporate NYC Parks comments regarding the existing open space inventory.
- Chapter 7, “Shadows,” has been revised to reflect the potential alignment of the tower portion of the proposed building on project site B as per the A-Application.
- Chapter 16, “Greenhouse Gas Emissions and Climate Change,” has been revised to correct the estimates for annual vehicle miles traveled (VMT). The DEIS VMT values were doubled in error.
- Chapter 17, “Noise,” has been revised to reflect noise measurements taken since publication of the DEIS and related updates to proposed attenuation requirements.
- Chapter 18, “Public Health,” has been revised to reflect updates made to Chapter 17, “Noise.”
- Chapter 20, “Construction,” has been revised to reflect updates made to Chapter 17, “Noise.”
- Chapter 21, “Mitigation,” has been revised to incorporate measures developed after publication of the DEIS.
- Chapter 23, “Unavoidable Adverse Impacts,” has been revised to reflect the revisions made to Chapter 21, “Mitigation.”
- Appendix F has been created to include the comments received during the public comment period for the DEIS.

Substantive text changes or additions to the FEIS are indicated by double-underlining. Text that has been removed for the FEIS has been identified by ~~strikethroughs~~. However, neither underlining nor strikethroughs are used for chapters presented for the first time in this FEIS, such as this Foreword and Chapter 27, “Response to Comments on the DEIS.” For the sake of clarity, underlining and strikethroughs are also not used in tables with extensive changes; such tables are identified using footnotes. *