962-972 FRANKLIN AVENUE REZONING
Foreword[1]

This document is the Final Environmental Impact Statement (FEIS) for the 962-972 Franklin Avenue Rezoning. On May 10, 2024, acting on behalf of the City Planning Commission (CPC), the City Environmental Quality Review (CEQR) lead agency, the New York City Department of City Planning (DCP) determined the Draft Environmental Impact Statement (DEIS) for the Proposed Action to be complete, and issued a Notice of Completion for the DEIS. Public Notice for a public hearing on the DEIS was published in *AM Metro New York* on July 22, 2024 and the *City Record* and the *Environmental Notice Bulletin* on July 24, 2024. CPC held a public hearing on the DEIS on August 7, 2024 at 10:00 AM. The public hearing on the DEIS was held at 120 Broadway, New York, NY 10271 with in-person and remote options and was accessible through the NYC Engage platform, to allow for broad public participation. Comments were accepted at that hearing and throughout the public comment period, which remained open through 5:00 PM on August 19, 2024.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in **Chapter 16, "Response to Comments on the DEIS."** A transcript of the proceedings during the DEIS Public Hearing and written statements have been included as a new **Appendix D**. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since the issuance of the DEIS.

Principal changes between the DEIS and this FEIS include:

- Revisions to **Chapter 1, "Project Description,"** to describe an amended zoning text application filed by the Applicant since the issuance of the DEIS that intended to reduce the significant adverse impacts related to shadows, open space and natural resources raised in the DEIS. This would facilitate a "Modified Project" that is analyzed in the FEIS as the R8A with 26.83-Degree Sloping Plane Alternative, as discussed below under revisions to **Chapter 12, "Alternatives."**
- Revisions to **Chapter 10, "Construction,"** to incorporate technical updates to the analysis. Specifically, a more refined analysis was prepared to clarify the results presented in the DEIS. The results of the updated analyses are that the Proposed Project has the potential to result in construction noise levels that exceed the construction noise impact criteria at portions of four buildings near the proposed construction work area, as compared to the six building identified by the less refined analysis presented in the DEIS.
- Revisions to **Chapter 11, "Mitigation,"** to reflect updated mitigation measures that were coordinated between the Applicant, the lead agency, and NYC Department of Parks and Recreation, and refined between the DEIS and FEIS. Specifically, mitigation measures were identified and/or refined that address in part the identified significant adverse impacts related to shadows and construction (noise).
- Revisions to **Chapter 12, "Alternatives,"** to introduce and describe four additional alternatives to the With Action condition. These include: an R8A with 26.83-Degree Sloping Plane Alternative; an R7X with 17-Degree Sloping Plane Alternative; an R7D with 15-Degree Sloping Plane Alternative; and R7A

[1] This Foreword is new to the FEIS.

with 10-Degree Sloping Plane Alternative. The alternatives would partially mitigate the shadows impacts associated with the Proposed Project.

- Revisions to **Chapter 13, "Unavoidable Adverse Impacts,"** to reflect the partial mitigation measures identified and/or refined that address in part the identified significant adverse impacts related to shadows and construction (noise).
- **Chapter 16, "Response to Comments on the DEIS,"** which is entirely new to the document.
- **Appendix D, "Comments Received on the DEIS,"** which is entirely new to the document.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining and ~~strikethroughs~~ in this FEIS. No underlining is used for the Foreword or Chapter 16, "Response to Comments on the DEIS," both of which are entirely new.