FOREWORD[1]

This document is the Final Environmental Impact Statement (FEIS) for the Lower Concourse Rezoning and Related Actions ("the proposed action"). Acting on behalf of the City Environmental Quality Review (CEQR) lead agency, the City Planning Commission (CPC), 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 on January 30, 2009. A public notice addressing the hearing on the DEIS was published in the New York City Record from March 16, 2009 to March 18, 2009 and in the New York State Department of Environmental Conservation Environmental News Bulletin on March 18, 2009 and was placed in a local newspaper, New York Post, on March 18, 2009. The City Planning Commission (CPC) held a public hearing on the DEIS at Spector Hall, at the Department of City Planning located at 22 Reade Street, New York, New York, on Wednesday, April 1, 2009 at 10:00 a.m. The period for the public to submit written comments remained open until Monday, April 13, 2009.

This FEIS reflects all substantive comments made on the DEIS since its publication, at the public hearing, and during the subsequent comment period. The comments are summarized and responded to in Chapter 3.26, "Responses to Comments on the Draft Scope of Work and Draft Environmental Impact Statement." Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. Unless otherwise indicated by a footnote, and excluding this Foreword, Chapter 3.26, Appendix N, and Appendix O, which are new to the FEIS, all changes to text since publication of the DEIS are marked by <u>double-underlining</u> the text in this FEIS.

The principal changes between the DEIS and FEIS for the Lower Concourse Rezoning and Related Actions are as follows:

- A new alternative that addresses certain comments made on the DEIS and modifications to the proposed action actively under consideration by the CPC, known as the "Canal/Rider Retention Alternative," has been developed and analyzed subsequent to the DEIS. This alternative primarily entails the retention of existing M1-2 zoning on all or portions of three blocks, east of Canal Place and west of Rider Avenue, south of approximately East 144th Street and north of approximately East 138th Street. Other aspects of this alternative that differ from the proposed action include a change to the proposed zoning text amendment that modifies food store regulations within the proposed rezoning area, and changes in the proposed Special Harlem River Waterfront District (SHRWD) text amendment related to two projected development sites. In other respects, however, this alternative is equivalent to the proposed action. Technical analyses were conducted for this new alternative and the results are described in this FEIS in Chapter 3.21, "Alternatives to the Proposed Action."

[1] This Foreword is new to the FEIS.

- Chapter 1.0, "Executive Summary," has been modified to correspond to any substantive changes made to Chapters 2.0 through 3.25, including reference to the new alternative ("Canal/Rider Retention Alternative") discussed in Chapter 3.21, and to include summary of public comments received on the DEIS. These comments are presented in Chapter 3.26 of this FEIS, "Responses to Comments on the Draft Scope of Work and Draft Environmental Impact Statement," along with Lead Agency responses to these comments. Additional edits have been made to the Executive Summary for purposes of clarity and to reflect the current status of the EIS document.

- Chapter 3.15, "Traffic and Parking," has been revised with regard to East 138th Street, Morris Avenue and Third Avenue according to analysis revisions related to traffic volume and signal timing provided subsequent to the DEIS.

- Chapter 3.22, "Mitigation," has been modified to reflect changes associated with traffic analyses conducted for the Canal/Rider Retention Alternative as well as changes resulting from the re-evaluation of the Lower Density Alternative, as described in Chapter 3.21, "Alternatives to the Proposed Action.".

- Chapter 3.26, "Responses to Comments on the Draft Scope of Work and Draft Environmental Impact Statement," lists and includes Lead Agency responses to comments on the Draft Scope and DEIS. The comments include oral comments made during the Draft Scope public meeting on June 19, 2008 and the DEIS public hearing held April 1, 2009, as well as written comments received through the close of their respective comment periods.

- Appendix J, "Hazardous Materials (E) Designations," has been modified to incorporate (E) Designation text as well as a complete hazardous materials screening table.

- Appendix K, "Air Quality (E) Designations," Table K has been revised to reflect set-back distances as a function of lot lines and has been reformatted for clarity.

- Appendix L, "Noise (E) Designations," has been modified to incorporate (E) Designation text.

- Appendix N, "Public Comment Letters on Draft Scoping Document and Draft Environmental Impact Statement (DEIS)," has been added and includes written comments on the Draft Scope and DEIS that were received through the close of their respective comment periods.

- Appendix O, "Canal/Rider Retention Alternative: Proposed Zoning Text Amendments, RWCDS Table, and (E) Designations," has been added and includes the proposed zoning text amendments, Reasonable Worst Case Development Scenario (RWCDS) for projected development sites, and the (E) Designations for Hazardous Materials, Air Quality, and Noise associated with

the Canal/Rider Retention Alternative presented in Chapter 3.21, "Alternatives to the Proposed Action."