Foreword*

The Draft Environmental Impact Statement (DEIS) for the West 61st Street Rezoning project was accepted as complete with respect to scope, content, and adequacy by the New York City Planning Commission (CPC), as lead agency, and published for public review on August 4, 2006. Publication of the DEIS marked the beginning of public review under City Environmental Quality Review (CEQR). This Final Environmental Impact Statement (FEIS) reflects public review and comments and responds to those comments.

A public hearing on the DEIS was held on December 6, 2006 by the New York City Planning Commission at Spector Hall, 22 Reade Street. Oral and written comments were accepted at this hearing and throughout the public comment period, which ended on December 18, 2006.

This FEIS reflects changes since publication of the DEIS and all substantive comments made during the public review period. Written comments received on the document are included in Appendix D. Subsequent to publishing the DEIS, the following changes were made:

- Building Description. The description of the proposed project was revised to more clearly describe how the various project components would be massed. The revised description includes more detail pertaining to the arrangement of the buildings on the site and their respective set backs.
- Hazardous Materials. Subsequent to publication of the DEIS, on November 8, 2006, the applicant recorded a restrictive declaration for hazardous materials testing and remediation on the project site (ensuring that if the Brownfield Cleanup Program agreement between the applicant and the New York State Department of Environment Conservation is terminated, any development of the project site would proceed under the oversight of the New York City Department of Environmental Protection with respect to hazardous materials). Chapter 10, "Hazardous Materials", has been updated to reflect this.
- Solid Waste. Subsequent to publication of the DEIS, the Solid Waste Management Program was approved by the New York State Department of Environmental Conservation (NYSDEC). Chapter 12, "Solid Waste," was updated to reflect this. In addition, the discussion of the handling of regulated medical waste has been expanded.
- Traffic Analysis. The "Traffic Safety" section of Chapter 14, "Traffic and Parking," of the DEIS, including Table 14-16 "Summary of Pedestrian and Bicycle Related Accident Location," provided data on traffic accidents at the study area intersections compiled by the New York City Police Department. The Table has been revised to include additional accident data compiled by the New York City Department of Transportation.
- Air Quality. Chapter 16, "Air Quality," has been updated, as follows:

* The Foreword is new to the FEIS.

- On September 21, 2006, the U.S. Environmental Protection Agency revised the National Ambient Air Quality Standards for particulate matter (PM), effective December 18, 2006. The updated chapter in this FEIS takes into account these new standards.
- The stationary source analysis (detailed dispersion modeling analysis) was updated to include the stack parameters and estimated emissions for The Heschel School. The stationary source analysis was also updated to reflect the site plans shown in Chapter 1, "Project Description," which have not changed since the DEIS was published. Some building parameters used in the DEIS analyses were from older building plans, and those parameters (which related to stack heights and some building dimensions) have been updated to reflect the correct design. Additionally, the stack heights on Buildings A and C were further adjusted in the analyses to reflect that they would extend through and above the building bulkheads.
- The New York State Department of Environmental Conservation DAR-1 software program, which contains a database of facilities with air toxics emissions, was checked to determine if any additional facilities not already identified in the industrial source analysis should be included in the analysis. No additional facilities with air toxics emissions were identified.

- Construction. Chapter 18, "Construction," was updated to reflect the fact that blasting during construction of the proposed project may be necessary at the project site.
- Alternatives. In response to comments received at the public hearing, two new alternatives were analyzed in Chapter 21, "Alternatives." These alternatives—Zoning Text Amendment Alternative 1 and 2—consider several modifications to the text amendment as proposed. Appendix E, new to the EIS, contains the text as it would be amended under Zoning Text Amendment 1.

In addition to these changes, the FEIS identifies the comments received during the public review period and provides responses in a new chapter, Chapter 25, "Comments and Responses." Where appropriate, the text of other chapters of this FEIS was revised in response to comments or changes in the project. These revisions and changes are indicated by <u>double underlines</u>.