A. INTRODUCTION

According to the *CEQR Technical Manual*, unavoidable adverse impacts are disclosed when a proposed action is expected to result in significant adverse impacts for which there are no reasonable or practical mitigation measures. As described in Chapter 19, "Mitigation," most of the potential significant adverse impacts of the proposed actions could be avoided or mitigated by implementing a number of measures. However, there is one potential unavoidable adverse impact for which there is no mitigation. This unavoidable adverse impact is described below.

B. SHADOWS

As discussed in Chapter 6, "Shadows," and Chapter 19, "Mitigation," the proposed action would result in significant adverse shadows impacts on Centro Maria, the former Saint Ambrose Roman Catholic Church located at 539W. 54th Street. This building is eligible for the State/National Registers of Historic Places. The proposed project would cast shadows on a stained glass rose window located above the entryway to the building, which is now operated as a women's residence by Catholic nuns. This would result in a significant adverse shadows impact.

The feasibility of an alternative design configuration of the building will be further explored between Draft and Final EIS to reduce or eliminate the shadow impact. A potential mitigation measure for these impacts would be to simulate the sunlit condition with artificial lighting. The Department of City Planning, in consultation with the NYC Landmarks Preservation Commission and the State Historic Preservation Commission and the State Historic Preservation Office, will explore this mitigation measure and other potential mitigation measures between the Draft and Final EIS. If no feasible or practicable mitigation measures are identified, the significant adverse impact would remain unmitigated.