FOREWORD

This document is the Final Environmental Impact Statement (FEIS) for the proposed development at 1460 - 1480 Sheridan Boulevard. The Applicant, Westfarms Realty LLC and 1480 Sheridan Realty LLC, seeks a series of discretionary land use actions, including a zoning map amendment, zoning text amendment, zoning authorization(s), and (ministerial) waterfront zoning certifications from the City Planning Commission (CPC) (collectively, the "Proposed Actions"). Discretionary financing is also being sought for affordable housing from the New York City Department of Housing Preservation and Development (HPD), as well as waterfront actions from the New York State Department of Environmental Conservation (NYSDEC) and the US Army Corps of Engineers (USACE). The Proposed Actions would apply to the "Proposed Rezoning Area," which contains Bronx Block 3017, Lots 29, 60, 65, 68, and 74, and portions of Lots 6 and 28 in the Crotona Park East neighborhood of Community District 9, the Bronx. Approval of the Proposed Actions would facilitate development of the Applicant's Proposed Development at 1460 Sheridan Boulevard (Block 3017, Lot 74, "Projected Development Site 1") and 1480 Sheridan Boulevard (Block 3017, Lot 29, "Projected Development Site 2").

The New York City Department of City Planning (DCP), acting on behalf of the CPC, accepted the Draft Environmental Impact Statement (DEIS) as complete and issued a DEIS Notice of Completion on April 7, 2023. The proposed actions are subject to approval by the CPC per the Uniform Land Use Review Procedure (ULURP) and accompanying application.

A public notice for the public hearing on the DEIS was published in *amNew York* on June 26, 2023, the *City Record* on June 27, 2023, and the *Environmental Notice Bulletin* on June 28, 2023. The CPC held a public hearing on the DEIS that was accessible in person at the Department of City Planning, 120 Broadway, Lower Concourse, New York, NY 10271 on July 12, 2023 beginning at 10:00 am, and was also accessible via the NYC Engage virtual platform. Comments on the DEIS were accepted until 5:00 pm on July 24, 2023.

This FEIS reflects all substantive comments made on the DEIS during the public hearing and subsequent comment period. The comments are summarized and responded in Chapter 24, "Response to Comments on the DEIS". The written comments received on the DEIS are included in a new FEIS Appendix J and the DEIS public hearing transcript is included in a new FEIS Appendix K.

The principal changes between the DEIS and the FEIS include the following:

- Chapter 1, "Project Description" has been updated to reflect Bronx River restoration measures to be memorialized in a Restrictive Declaration in relation to the Proposed Development, and to update the description of the connection from Projected Development Site 1 to Starlight Park.
- Chapter 5, "Open Space" has been updated to incorporate the most recent New York City Department of Parks and Recreation (NYC Parks) inspections on several of the parks located in the Study Area, and to update the description of the connection from Projected Development Site 1 to Starlight Park.
- Chapter 6, "Shadows," and Chapter 9, "Natural Resources," have been updated to reflect updated project commitments regarding Bronx River restoration measures that were coordinated between the Applicant, lead agency (DCP), New York City Department of Parks and Recreation (NYC Parks) and New York City Department of Environmental Protection (NYCDEP), and refined between the DEIS and FEIS. These measures will be memorialized in a Restrictive Declaration tied to Projected Development Sites 1 and 2.
- Chapter 12, "Transportation," Chapter 19, "Mitigation," and Chapter 21, "Unavoidable Adverse Impacts" have been updated to reflect further evaluation, discussions and consideration of mitigation measures conducted after the issuance of the DEIS between the lead agency (DCP) and the New York City Department of Transportation (NYCDOT), and to reflect the Applicant's commitment to conduct a Transportation Monitoring Plan (TMP).
- Chapter 24, "Response to Comments on the DEIS" has been created to summarize and respond to all substantive comments received on the DEIS.
- Appendix J has been created to include the comments made at the public hearing and received during the public comment period for the DEIS.
- Appendix K has been created to include the transcript of the public hearing.
- Since the issuance of the DEIS it was determined that an upland connection is not required for Projected Development Site 1, however, the Applicant intends to maintain this 0.1-acre area of open space as publicly accessible. Therefore, throughout the EIS, reference to the "upland connection" on Projected Development Site 1 has been replaced with reference to a "publicly accessible area" (PAA). EIS text, figures and tables have been updated accordingly.

Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to comments received. Unless otherwise indicated, all revisions and updates to the text since publication of the DEIS are marked by ~~strikethroughs~~ for deleted text and double underline for new text. No strikethroughs or double underlines are used for new or deleted text in the "Foreword" or Chapter 24, both of which are new to the FEIS.