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## FOREWORD<sup>1</sup>

This document is the Final Environmental Impact Statement (FEIS) for the Dutch Kills Rezoning and Related Actions project. The Draft Environmental Impact Statement (DEIS) for the proposed project was accepted as complete by the New York City Department of City Planning (DCP) as lead agency on May 16, 2008. Public notice of completion of the DEIS was distributed. A public notice addressing the hearing on the DEIS was published in the New York State Department of Environmental Conservation Environmental News Bulletin and was also placed in a local newspaper, the New York Sun, on July 7, 2008. A public hearing was held before the City Planning Commission (CPC) on July 23, 2008 in Spector Hall at 22 Reade Street in Manhattan to accept verbal comments, with written comments received until August 4, 2008.

This FEIS reflects all substantive comments made on the Draft Scope of Work and DEIS during the public hearings and subsequent comment periods. The comments are summarized and responded to in Chapter 26, "Response to Comments." Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to the comments received on the DEIS. Unless otherwise indicated by a footnote, this Foreword, and Chapter 26, all changes to text since publication of the DEIS are indicated by double-underlining the text in this FEIS. Deleted text is marked by double ~~strikethrough~~.

Key changes between the DEIS and FEIS are as follows:

- Chapter 7, "Historic Resources" was modified to include a reference to the new Appendix M, which includes the Phase IA Cultural Resource Assessment.
- Chapter 11, "Hazardous Materials" was modified to reflect that E-designations were removed for development sites that DCP recently learned are being developed under the existing zoning. Appendix D, containing E-designations related to hazardous materials, was updated accordingly.
- Chapter 17, "Air Quality" was modified to reflect additional modeling performed between the DEIS and the FEIS to address industrial source emissions. Additional related changes were made to Appendix F (see below). The additional modeling showed that there would be no potential significant adverse air quality impacts from industrial sources on projected and potential development sites, and that E designations proposed in the DEIS to avoid such impacts would not be needed. Also, this chapter and its related appendix were updated to reflect that E-designations were removed for development sites that DCP recently learned are being developed under the existing zoning.
- Chapter 18, "Noise" was modified to include additional information on noise attenuation requirements for Noise E designations. Also, this chapter and its related appendix were updated to reflect that E-designations were removed for development sites that DCP recently learned are being developed under the existing zoning.
- Chapter 21, "Mitigation" was updated to reflect additional discussions conducted between the DEIS and FEIS with the New York City Department of Parks and Recreation with respect to potential mitigation measures. Based on these additional discussions, the chapter has been revised to note that the significant adverse open space impacts would remain unmitigated.

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<sup>1</sup> This Foreword is new to the FEIS

## **Dutch Kills Rezoning and Related Actions EIS**

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- Chapter 22, “Alternatives” was modified to include a 3.0 FAR Alternative for Light Industrial Uses developed in response to comments received during the public review process. This alternative examines increasing the maximum light industrial/commercial floor area ratio (FAR) from 2.0 to 3.0 for selected primarily light industrial uses in the proposed M1-2, M1-2/R5B, M1-2/R5D, and M1-2/R6A zoning districts.
- Appendix D, “Hazardous Materials” was been modified to reflect the changes made to the list of sites receiving E-designations, as noted above for the Hazardous Materials chapter.
- Appendix F, “Air Quality” was modified to reflect the changes made to the list of sites receiving E-designations, as noted above for the Air Quality chapter.
- Appendix G, “Noise” was been modified to reflect the changes made to the list of sites receiving E-designations, as noted above for the Noise chapter.
- New appendices added to the FEIS include Appendix L, “Written Comments,” and Appendix M, “Phase IA Cultural Resource Assessment,” Appendix N, “Zoning Text Amendment for 3.0 FAR Alternative for Light Industrial Uses,” and Appendix O, “E Designations for the 3.0 FAR Alternative to the Light Industrial Uses.”