

Foreword¹

The Draft Environmental Impact Statement (Draft EIS) for the Hospital for Special Surgery Expansion project was accepted as complete by the New York City Planning Commission (CPC), as lead agency under City Environmental Quality Review (CEQR), and issued for public review and comment on April 4, 2008. A public hearing on the Draft EIS was held on July 2, 2008 by CPC at Spector Hall, 22 Reade Street. Oral and written comments were accepted at that hearing and throughout the public comment period, which remained open until July 14, 2008.

This Final Environmental Impact Statement (Final EIS) reflects changes made since the publication of the Draft EIS, including revisions to impact studies, and in response to all substantive comments made during the public review period of the Draft EIS. Notable changes subsequent to publishing the Draft EIS include the following:

Revisions to background projects. Where appropriate, impact studies were updated to accurately reflect background projects in the study area.

Open Space. An open space survey was conducted in July 2008 to provide further detail on the nature of the open spaces and users frequenting the spaces

Shadows. An additional shadow figure was developed to show the effects of shadows on the sun-sensitive features (benches) in the East 72nd Street Overlook Park, during the analysis period with the longest duration of incremental shadows from the proposed project.

Urban Design and Visual Resources. A new rendering of the view from the 72nd Street Overlook Park of the proposed River Building has been added to the Final EIS.

Hazardous Materials. A Phase II analysis was conducted in the areas where the support columns for the River Building are located was completed following publication of the DEIS. The results of that analysis as well as remedial measures to be undertaken as a result are described in the FEIS. With implementation of the described Remedial Action Plan and Construction Health and Safety Plan, no significant adverse impacts as a result of Hazardous Materials are anticipated.

Traffic and Parking. Additional discussion regarding loading operations based on actual deliveries has been added to the FEIS.

Air Quality (mobile source analysis). A refined Air Quality analysis assessing potential CO emissions from mobile sources due to the proposed project was conducted following

¹ This Foreword is new to the Final EIS.

completion of the DEIS, and the results of that analysis have been included in the FEIS. The results of this analysis show that no significant adverse impacts are anticipated as a result of the construction of new platform area over the FDR Drive.

Construction . The Draft EIS identified the potential for significant construction impacts on open space if the closure of the esplanade due to construction were to last longer than 6 months. Mitigation was developed in conjunction with the Department of Parks and Recreation (DPR) between the Draft and Final EIS. As mitigation for the potential significant impact on open space resources, the Hospital has agreed to provide funds to the Parks Department dedicated to the East River Esplanade for each month (if any) that construction requires that the stretch of the Esplanade between 70th Street and the mid-block between 71st Street and 72nd Street remains closed.

Alternatives. In response to public comments, a new alternative, the “Smaller Floor Plate Alternative” was analyzed. Additionally, the Smaller Build and Lower Density Alternatives were revised to represent a single alternative that analyzed less development at the project site.

Mitigation. As noted above, mitigation for a potential open space impact during construction has been developed in coordination with the Parks Department and is described in the Mitigation Chapter.

In addition to these changes, the Final EIS identifies the comments received during the public review period and provides responses in a new chapter, Chapter 27 “Comments and Responses.” Where appropriate, the text of other chapters of this Final EIS was revised in response to comments, editorial changes, or revisions in the analyses. These revisions and changes are indicated by double underlines.