

FOREWORD

This document is the Final Environmental Impact Statement (FEIS) for the Jamaica Plan 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 February 5, 2007. Public notice of completion of the Draft Environmental Impact Statement (DEIS) was distributed. A public notice addressing the hearing on the DEIS was published in the City Record, the New York State Department of Environmental Conservation Environmental News Bulletin, and was also placed in a local newspaper, the New York Sun, on May 4-6, 2007. The City Planning Commission held a public hearing on the DEIS at Queens Borough Public Library on May 23, 2007 at 10AM. The period for the public to submit written comments remained open until June 4, 2005.

This FEIS reflects all substantive comments made on the DEIS during the public hearing and subsequent comment period. The comments are summarized and responded to in Chapter 27, "Responses to Comments on the DEIS." Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. Unless otherwise indicated by a footnote (e.g., the addition of the Community Comment Alternative), this Foreword, and Chapter 27, all changes to text since publication of the DEIS are marked by double-underlining the text in this FEIS. Where appropriate, deleted text is indicated by a notation in the margin.

Key changes between the DEIS and FEIS are as follows:

- Chapter 23, "Alternatives," has been modified to add an analysis of a new Community Comment Alternative, which was developed by DCP in response to comments received during the public review of the DEIS. This alternative was developed in response to an alternative plan presented by Community Board 12's Ad Hoc Committee and incorporates elements of the zoning recommendations presented in that plan.
- The Reasonable Worst Case Development Scenario (RWCDS) for the proposed actions was modified between the DEIS and FEIS to reflect new information about future development plans for the sites. New information was received from other City agencies regarding City-owned properties, and from private property owners who spoke publicly during the public review process. Additionally, new development had already occurred on a few development sites, which recent investments made the sites unlikely candidates for future redevelopment. In accordance with new information, three projected development sites and two potential development sites were removed from the RWCDS. Future development scenarios were recalculated for three City-owned projected development sites to reflect more detailed information from the City regarding its future plans. Two potential development sites were reevaluated to be considered as projected development sites in light of public testimony given by the owners regarding their future development plans for the sites. Collectively, these site modifications resulted in changes to the total projected development program under the RWCDS, creating an increase to the projected increment of 183 dwelling units. In addition, the incremental commercial development program increased by 162,329 square feet, and the incremental decrease in industrial space was reduced by 214,420 square feet. As

a result, adjustments were necessary in the EIS impact analyses (see, for example, Chapter 17: Traffic and Parking and Chapter 22: Mitigation-Traffic).

- The RWCDS for the Affordable Housing Alternative (projected development) was also modified to reflect the same changes described above for the RWCDS for the proposed actions and to incorporate refinements to proposed zoning text for the Affordable Housing Alternative. These modifications generated an increase of 155 dwelling units, the development program for commercial space was increased by 162,329 square feet, and the decrease in industrial space was reduced by 214,420 square feet. As a result of these modifications, changes were made in Chapter 23, “Alternatives,” where the EIS analysis compares the impacts under this alternative with the impacts of the proposed project. For this alternative, a net increase of 3,107,714 square feet of commercial floor area, 245,180 square feet of community facility floor area, and 3,835 dwelling units and a net decrease of 379,752 square feet of industrial floor area was analyzed in the FEIS.
- Chapter 5, “Open Space,” Chapter 6, “Shadows,” and Chapter 22, “Mitigation,” were modified to reflect more advanced designs in the open space program proposed for the Atlantic Avenue Extension Park that is part of the Jamaica Transportation Center Intermodal Enhancements.
- Chapter 18, “Air Quality,” was modified to reflect additional modeling that was performed between the DEIS and this FEIS to address industrial source emission in the area and the impacts on projected and potential development sites in the area. Additional related changes were made in Appendix C (see below). Between the DEIS and the FEIS, further analyses were undertaken in coordination with NYCDEP to eliminate (E) designations from potential and projected development sites. In particular, analyses from the DEIS were refined to reflect NYSDEC policy at sites where there were predicted exceedances of a SGC or AGC for a criteria pollutant, but where the NAAQS were met for the same pollutant. Also, NYCDEP conducted site inspections at certain concrete batching plants that provided more accurate information for determining concentrations of particulate matter at development sites. Additional (E) designations were eliminated as a result of site inspections of other facilities (conducted at a metal plating facility and a facility with process ovens) and revising the analyses to reflect existing operations that are in compliance with all applicable legal requirements. NYCDEP confirmed that existing operations are consistent with issued air emission permits. Through sensitivity analyses, it was determined that additional (E) designations could be eliminated if certain industrial sources implemented additional control technologies or increased the height of their emission stacks. Because such measures could only be implemented by the facility on a voluntary basis, (E) designations were not eliminated from the DEIS as a result of these analyses. Finally, since the DEIS, the City was not able to identify any design features or technologies that would reduce or eliminate the impacts that would be avoided by the (E) designation.
- Chapter 19, “Noise,” was modified to reflect additional noise monitoring that was performed between the DEIS and this FEIS to gather additional data on ambient noise conditions and the necessary attenuation levels for projected and potential development sites in the area. Additional related changes were made in Appendix C (see below). Between the DEIS and the FEIS additional monitoring was undertaken at 25 locations in the study area for the purposes of gathering supplemental noise data relative to determining ambient noise conditions and project impacts for the FEIS. This involved supplemental noise monitoring around locations where measured $L_{10(1)}$ values reported in the DEIS indicated that 40 dBA of

attenuation would be necessary to satisfy CEQR interior noise requirements. The purpose of these additional measurements and subsequent analyses performed for the FEIS was to identify which development sites and/or facades of those development sites would require 40 dB of attenuation and which development sites and/or facades of those sites would require less attenuation. As a result of these efforts, certain sites along higher-level noise corridors in the project area were confirmed to require 40 dB of attenuation (e.g., Jamaica Avenue, Van Wyck Expressway). However, at other locations or facades of buildings, based on the supplemental noise monitoring, it was determined that less than 40 dB of attenuation (i.e., 35 dB of attenuation) would be adequate to satisfy CEQR requirements. Appendix C of this FEIS, "Proposed (E) Designations" has been modified to reflect this additional noise monitoring work.

- Appendix C, "Proposed (E) Designations" was revised to reflect changes in projected and potential development sites, as well as additional site-specific changes relative to sites listed for (E) designations due to hazardous materials, and the revisions relative to air quality and noise analyses discussed above.

Additional noise monitoring was also undertaken at 25 additional locations in the study area for the purposes of gathering supplemental noise data relative to determining ambient noise conditions and project impacts for the FEIS. The proposed noise (E) designations have been revised in the FEIS on this basis.

With respect to hazardous materials, the proposed (E) designations were revised to reflect changes to projected and potential sites and site 445-Q was added to the proposed (E) designations based on clarification regarding the current and prior uses on that site. *