

Foreword¹

I. INTRODUCTION

This document is the Final Environmental Impact Statement (FEIS) for the proposed Peninsula Hospital Site Redevelopment project. The New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), issued a Notice of Completion for the Draft Environmental Impact Statement (DEIS) on May 3, 2019. The Proposed Actions are subject to approval by the CPC per the Uniform Land Use Review Procedure (ULURP) and accompanying application. The CPC held a duly noticed joint public hearing on the DEIS and ULURP application on August 14, 2019. Public comments on the DEIS were accepted at that hearing and throughout the public comment period, which remained open until the end of the business day on August 26, 2019.

Notice for the public hearing on the DEIS was published in The Rockaway Times and Queens Chronicle on July 25, 2019; the New York Daily News and The Wave on July 26, 2019; the New York City Record on July 30, 2019; and the New York State Department of Environmental Conservation (NYSDEC), Environmental Notice Bulletin on July 31, 2019.

This FEIS addresses all substantive comments made on the DEIS since its publication during the public hearing and comment period. These comments are summarized and responded to in Chapter 24, “Response to Comments on the DEIS.” Written comments on the DEIS are included as a new Appendix F to the FEIS. Changes to the text and graphics of the DEIS were made in this FEIS, as necessary, in response to these comments.

In addition to Chapter 24, the principal changes made between the DEIS and FEIS include:

- Chapter 1, “Project Description,” has been revised to incorporate updates as described below:
 - Updates to Section II, Project Description, within the Restrictive Declaration subsection to clarify identified “Project Components Related to the Environment,” or “PCREs,” and mitigation measures per consultation and coordination with relevant agencies to ensure project commitments are implemented as required in the Restrictive Declaration.
 - Updates to Section VI, Public Review Process, within the ULURP subsection to include relevant public hearing and public comment period milestones up to the completion of the FEIS.
- Chapter 2, “Land Use, Zoning, and Public Policy,” has been updated as described below:
 - Updates to Section VII, Waterfront Revitalization Policy (WRP) Consistency Assessment, to reflect consistency of the Proposed Project with local WRP Policy 6.2 to expand on the adaptive strategies that could be employed up to the anticipated lifespan of the Proposed Project when major rehabilitation or reconstruction would be required.

¹ This foreword is new to the FEIS.

- Chapter 12, “Transportation,” was updated to include:
 - Updates to No-Action improvements to reflect new revised pavement markings on Rockaway Beach Boulevard between Beach 54th Street and Beach 39th Street provided by NYCDOT,
 - Revised signal timings at Beach Channel Drive and Beach 92nd Street and Rockaway Freeway/Rockaway Beach Boulevard and Beach 59th Street for the future condition analyses as provided by NYCDOT,
 - Updates to the lane configuration at Arverne Boulevard and Beach 59th Street in the Existing Condition as requested by NYCDOT,
 - Updates to the parking utilization analysis to reflect the “No Standing School Days 7am-4pm” parking regulation that exists at four locations in the study area as requested by NYCDOT,
 - Updates to the northwest corner configuration at Rockaway Beach Boulevard and Beach 53rd Street for the future condition analyses because that corner has been rebuilt.
- Chapter 13, “Air Quality,” was modified to:
 - Update monitored background values to reflect more recent (2018) air quality monitoring information from NYSDEC,
 - Clarify that the Proposed Project would not exceed any National Ambient Air Quality Standard but would have the potential to exceed the NYCDEP Annual De Minimis value for PM_{2.5} for annual concentrations of PM_{2.5} from mobile sources,
 - Modify the Mobile Source assessment to reflect limitations of the CAL3QHCR dispersion model at very low vehicle speeds,
 - Provide a table summarizing mobile source PM_{2.5} levels in the With-Action Condition,
 - Reflect revisions to the Air Toxics assessment based on additional information provided by DCP.
- Chapter 15, “Noise,” was updated to:
 - Include additional monitoring and analysis at two monitoring sites (Beach 50th Street between Beach Channel Drive and Rockaway Beach Boulevard, and the center of the Project Site) between the DEIS and FEIS to refine the analysis of all peak periods.
 - Modify the Noise (E) designations and attenuation requirements for the Proposed Project to conform to the results of the expanded Noise Analysis,
 - Include noise levels for new roadways within the Project Site using the TNM model,
 - Include a more refined analysis of potential noise levels along Beach 53rd Street which conclude that no significant adverse noise impacts would occur at the buildings facing this street.
- Chapter 16, “Public Health,” was updated to reflect changes in the Noise Chapter.
- Chapter 17, “Neighborhood Character,” was updated to reflect revisions to the Transportation and Noise chapters.

- Chapter 18, “Construction,” was updated to include:
 - Updates incorporated for the operational transportation analysis.
 - Refinements to the construction noise modeling methodology, construction equipment, presentation of results, and transportation analysis. Update monitored background values to reflect more recent (2018) air quality monitoring information from NYSDEC.
 - Additional information on the availability of air conditioning and double-glazed windows in existing buildings.
- Chapter 19, “Alternatives,” was updated to include an analysis of a new “Flexibility” alternative as detailed in Section VI, Flexibility Alternative, to determine whether an increase in commercial and/or community facility space by an additional 20,000 gsf (singularly or in combination) would result in either greater or significant adverse impacts as compared with the Proposed Project. This alternative is consistent with the revised land use application that the Applicant filed after the DEIS was issued in response to issues raised during public review of the original application.
- Chapter 20, “Mitigation,” and Chapter 21, “Unavoidable Adverse Impacts,” were updated in the areas of community facilities, open space, transportation, and construction to reflect further evaluation, discussions and consideration of mitigation measures conducted after the issuance of the DEIS between the lead agency (DCP) and other involved agencies, including NYC Department of Education (DOE), the NYC School Construction Authority (SCA), New York City Department of Parks and Recreation (“NYC Parks”), and NYC Department of Transportation NYCDOT.
- Updates have been made to Appendix B, “Waterfront Revitalization Policy (WRP) Consistency Assessment Form (CAF)” for consistency with Chapter 2, “Land Use, Zoning, and Public Policy.” In addition,
- Appendix F has been created to include the comments received during the public comment period for the DEIS.

All text changes and additions made since the publication of the DEIS are indicated by double-underlining in the FEIS. Underlining is not used for chapters presented for the first time in this FEIS, such as this Foreword and Chapter 24, “Response to Comments on the DEIS.”