

This document is the Final Environmental Impact Statement (FEIS) for the Pfizer Sites Rezoning (the proposed action). The Notice of Completion for the Draft Environmental Impact Statement (DEIS) was issued by the Department of City Planning on May 19, 2017, which marked the beginning of the public comment period for the DEIS. Public comments on the DEIS were solicited at the required public hearing on the DEIS held concurrently with the hearing on the proposed action's Uniform Land Use Review Procedure (ULURP) draft application at 10:00 A.M. on July 26, 2017, in Spector Hall, 22 Reade Street, New York, NY 10007, and during the public comment period, which closed at 5:00 P.M. on August 7, 2017, the 10th calendar day following the public hearing. The public hearing on the DEIS was noticed in English in the New York Post on July 10, 2017; and the New York City Record on July 12, 13, 14, 17, 18, 19, 20, 21, 24, 25; and 26.

This FEIS addresses all substantive comments made on the DEIS since publication, during the DEIS public hearing, and subsequent DEIS comment period. Those comments are summarized and responded to in Chapter 24, "Response to Comments." Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

Changes between the DEIS and this FEIS include:

- Revisions to Chapters 1, "Project Description" and 5, "Open Space," to reflect additional information identified between the DEIS and the FEIS for the publicly-accessible open space that would be created as a result of the proposed action and memorialized in a Restrictive Declaration that would run with the property.
- Revisions to Chapter 2, "Land Use, Zoning, and Public Policy," to incorporate an updated detailed assessment of Waterfront Revitalization Program Policy 6.2, provided between the DEIS and the FEIS pursuant to recently issued guidance. As part of this assessment, a Flood Evaluation Worksheet was prepared and has been added to Appendix III, which has been renamed from "WRP Consistency Assessment Form" to "WRP Consistency Assessment Form and Flood Evaluation Worksheet."
- Revisions to Chapter 3, "Socioeconomic Conditions," minor edits for purposes of clarity and consistency.
- Revisions to Chapter 4, "Community Facilities and Services," to clarify about the source for data used in the schools analysis of No-Action conditions.
- Revisions to the "community facilities and services" section of Chapters 19, "Mitigation," and 21, "Unavoidable Adverse Impacts," to reflect the identification of required measures

that would mitigate the intermediate schools impacts, identified between the DEIS and the FEIS, and the memorializing of those measures in the Restrictive Declaration.

- Revisions to Chapter 17, “Neighborhood Character,” minor edits for purposes of clarity and consistency.
- Revisions to Chapters 12, “Transportation,” and the transportation section of Chapter 19, “Mitigation,” to reflect coordination between the lead agency and the NYC Department of Transportation between the DEIS and the FEIS.
- Revisions to Chapter 15, “Noise,” to reflect supplemental noise monitoring and adjustments to recommended noise attenuation measures in the (E) designation.
- Revisions to Chapter 18, “Construction,” to reflect that the 12-foot barrier that would be provided along the southern perimeter of the Southern Block would be incorporated into the Restrictive Declaration recorded against the project area.
- Revisions to Chapter 20, “Alternatives,” minor edits for purposes of clarity and consistency.
- Chapter 24, “Responses to Comments on the DEIS,” which is entirely new to the document.
- Appendix V, “Comments Received on the DEIS,” which is entirely new to the document.
- Revisions to the Executive Summary to reflect the changes made between the DEIS and the FEIS, as appropriate.

All changes to the text since publication of the DEIS are indicated. Where the DEIS text has been deleted it is left in place and indicated by strikethrough; text added to the FEIS is indicated by double-underlining. No underlining is used for this Foreword or Chapter 24, “Response to Comments on the DEIS,” both of which are entirely new.