

Foreword

This document is the Final Environmental Impact Statement (FEIS) for the proposed redevelopment of the former campus of Saint Vincent's Hospital Manhattan comprising the proposed East Site project on two blocks of the former campus and the Center for Comprehensive Care on the third block. The Draft Environmental Impact Statement (DEIS) for the proposed redevelopment was accepted as complete by the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), which issued a Notice of Completion for the DEIS on August 19, 2011. CPC held a duly noticed public hearing on the DEIS on November 30, 2011, at 22 Reade Street in Manhattan. Comments were accepted at that hearing and throughout the public comment period, which remained open until December 12, 2011.

This FEIS addresses all substantive comments made on the DEIS during the public hearing and subsequent comment period. Those comments are summarized and responded to in Chapter 26, "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. The primary changes between the DEIS and FEIS include the following:

- The O'Toole Building is now owned by Lenox Hill Hospital and the East Campus Site and the Triangle Site are owned by West Village Residences LLC. The applicant for the CPC approvals formerly RSV, LLC is now West Village Residences LLC.
- Description of the Proposed Projects. Chapter 1, "Project Description," has been revised as noted below. Where necessary, the analyses in the FEIS were updated to account for these changes.
 - The medical gas storage facility and driveway on the Triangle Site would be removed as part of the proposed projects. The open space has been redesigned and is larger.
 - West Village Residences LLC has agreed to a number of conditions affecting the retail, including those related to signage, light levels, uses, and windows.
 - Moving the bus stop on Seventh Avenue is no longer under consideration.
- Chapter 1. "Project Description," has been updated for any approvals granted by other agencies since the DEIS.
- Chapter 10, "Hazardous Materials," has been revised to note approval of the Remedial Action Plan and the Construction Health and Safety Plan, and to note the air monitoring during removal of petroleum storage tanks.
- Chapter 12, "Solid Waste and Sanitation Services," has been revised to reflect the vacancy of the O'Toole Building.
- Chapter 14, "Transportation," has incorporated new pedestrian counts taken since the DEIS and new pedestrian analysis based on those counts.

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- Chapter 15, “Air Quality,” has been revised to reflect the location of the parking garage exhaust being moved to the roof of the new building at 140 West 12th Street (Reiss Pavilion replacement).
- Chapter 17, “Noise,” has incorporated new noise measurements taken since the DEIS and new noise analysis based on those counts.
- Chapter 20, “Construction Impacts,” has been revised to reflect updated analyses that account for both West Village Residences LLC and NSLIJ agreeing to start construction later in the morning. In addition, West Village Residences LLC has decided to move the tower crane from the interior of the East Site to Seventh Avenue, and NSLIJ has determined that it will not be necessary to have the hoist previously contemplated for use on West 12th Street. Further work was also performed and incorporated into the FEIS to determine the feasibility of additional measures to reduce the magnitude of or eliminate construction noise impacts.
- Chapter 21, “Alternatives,” has been updated to reflect changes made to the proposed projects and changes in other technical areas of the FEIS. An alternative has been added with a Memorial Park dedicated to remembrance of the HIV/AIDS epidemic located at grade and an AIDS Memorial museum/gallery/learning center located in the existing below-grade space on the Triangle Site.
- Chapter 26, “Response to Comments on the DEIS” is new to the FEIS. Appendix E is also new. It contains written comments on the DEIS and a transcript of the DEIS public hearing.

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 ~~strike through~~; text added to the FEIS is indicated by double-underlining. However, no underlining is used in this Foreword or Chapter 26 because they are presented for the first time in this FEIS. *