

Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the proposed South Avenue Retail Development 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 June 2, 2017. CPC held a duly noticed public hearing on the DEIS on July 26, 2017, in Spector Hall at 22 Reade Street in Manhattan. Public comments were accepted at that hearing and throughout the comment period, which remained open until August 7, 2017.

This FEIS addresses all substantive comments made on the DEIS since its publication, during the public hearing and subsequent comment period. Those comments are summarized and responded to in Chapter 18, “Response to Comments on the DEIS.” Written comments on the DEIS are included as a new Appendix E. Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments.

Other than the addition of Chapter 18 and Appendix E, there were no substantive changes to the analysis between the DEIS and FEIS. In response to comments, the following changes were made:

- Chapter 1, “Project Description,” has been revised to provide additional details regarding the New York State Department of Environmental Conservation (NYSDEC) review and approval of the proposed site plan under the 2012 Stipulation Agreement and subsequent amendments. The chapter has also been revised to provide additional information regarding the purpose and need of the proposed demapping of Morrow Street.
- The Waterfront Revitalization Program (WRP) Consistency Assessment Form has been updated to correct an omission in the form (included in Appendix A of the FEIS).
- Figures S-3 and 1-3, “Proposed Street Mapping Actions,” have been revised to note the proposed demapped portion of Morrow Street that would be added to the project’s zoning lot area.
- A draft of the Restrictive Declaration regarding archaeological investigations to be undertaken has been added to Appendix B of the FEIS.
- The Travel Demand Factors Memorandum has been added as Appendix D of the FEIS.
- Chapter 4, “Natural Resources,” has been revised to provide additional information regarding the tree planting program and the project’s effects on flood and storm surge protection.
- Chapter 13, “Mitigation,” has been updated to provide additional detail on the proposed post-opening traffic monitoring program.

Substantive text changes or additions to the FEIS are indicated by double-underlining. Text that has been removed for the FEIS has been identified by ~~strikethroughs~~. However, neither underlining nor strikethroughs are used for chapters presented for the first time in this FEIS, such as this Foreword and Chapter 18, “Response to Comments on the DEIS.”

¹ This Foreword is new to the FEIS.