

Foreword*

The Draft Environmental Impact Statement (DEIS) for the St. George Waterfront Redevelopment was certified as complete by the New York City Department of Small Business Services (SBS), as lead agency under City Environmental Quality Review, and issued for public review and comment on May 15, 2013. A public hearing on the DEIS was held on Wednesday, July 24, 2013 concurrently with the Uniform Land Use Review Procedure (ULURP) public hearing held by the New York City Planning Commission at Spector Hall, 22 Reade Street, New York, NY 10007. Oral and written comments were accepted at that hearing and throughout the public comment period, which was held open until 5:00 PM on Monday, August 5, 2013.

This Final Environmental Impact Statement (FEIS) reflects editorial revisions, revisions made to impact studies, and all substantive comments made during the public review period of the DEIS. Notable changes subsequent to publishing the DEIS relate to the following:

- Site Plan. Design of the North Site and South Site buildings continued after completion of the DEIS, and thus the figures presented in the DEIS were reflective of the design under consideration at that time. Since then, the site plans have been updated. Therefore, the illustrative site plan is updated in the FEIS as are the analyses that depend on building form: Chapter 6, “Shadows,” Chapter 7, “Historic and Cultural Resources,” Chapter 8, “Urban Design and Visual Resources,” and Chapter 15, “Air Quality.”
- North Site Program. The program numbers presented in the DEIS were reflective of the design under consideration at that time. Since the DEIS, the size of the Wheel Terminal Building has decreased from 120,000 square to 95,100 square feet. The size of the parking structure also decreased from 350,400 square feet to 324,200 square feet. The amount of publicly accessible open space on the North Site increased from 4.94 acres to 7.88 acres.
- Additional scenario. The No Catering Facility Scenario assumes the same program on the North Site as the proposed project. On the South Site, this scenario removes the 20,000 sf catering facility and 5,000 sf of back of house space. This space would be replaced with 25,000 sf of retail space. The total square footage for this scenario is equal to the square footage for the proposed project.
- After the DEIS, Federal Emergency Management Agency released “Best Available Flood Hazard Data.” These maps supersede the Advisory Base Flood Elevations (ABFEs) discussed in the DEIS chapters, although the new flood elevations remained the same. The FEIS was revised to reflect this change.
- Chapter 1, “Project Description” includes two new figures that illustrate the Bank Street widening.
- Chapter 9, “Natural Resources,” was updated to describe New York State Department of Environmental Conservation (NYSDEC) tidal wetland adjacent areas.

* This Foreword is new to the FEIS.

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- Chapter 14, “Transportation.” The transportation chapter has been updated to account for changes to the traffic and transit analyses based on discussions with the New York City Department of Transportation (NYCDOT) and New York City Transit (NYCT). These changes to the analyses were accounted for in the air quality and noise analyses and other FEIS analyses, as appropriate.
- Chapter 15, “Air Quality,” was revised based on changes to the transportation analysis and to reflect updated *CEQR Technical Manual* guidance regarding PM_{2.5} analyses.
- Chapter 20, “Construction,” was revised to include detailed transportation analyses requested by NYCDOT and NYCT.
- Chapter 21, “Alternatives,” was revised to account for changes to the transportation analyses.
- Chapter 22, “Mitigation Measures,” was revised to account for changes to the transportation analyses. The Air Quality analysis in this chapter was revised based on the updated transportation analyses.
- Chapter 23, “Unavoidable Adverse Impacts” was revised based on changes to the transportation analysis.
- The following are entirely new to the FEIS: Appendix F, “Air Quality,” Appendix I, “Mitigation,” and Appendix J, “Comments on the DEIS.”

In addition to these changes, the FEIS identifies the comments made during the public review period and provides responses in a new chapter, Chapter 26, “Response to Comments.” Where appropriate, the text of other chapters of this FEIS was revised in response to comments, revisions in the analyses, or editorial changes. These revisions and changes are indicated by ~~strikethroughs~~ and double underlines.

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