

# Jerome Avenue Rezoning EIS

## Foreword

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This document is the Final Environmental Impact Statement (FEIS) for the Jerome Avenue Rezoning (the Proposed Actions).<sup>1</sup> The Draft Environmental Impact Statement (DEIS) for the Proposed Actions was accepted as complete by the Department of City Planning (DCP), acting as lead agency on behalf of the City Planning Commission (CPC). The DCP issued a Notice of Completion (NOC) for the DEIS on August 18, 2017. Public Notice of completion of the DEIS and a public hearing on the DEIS was published in the City Record and in the New York Post on November 13, 2017. The public hearing on the DEIS was held on November 29, 2017, at Spector Hall, 22 Reade Street, New York, New York 10007. The period for submitting written comments remained open until December 11, 2017.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in a new chapter, Chapter 26, “Response 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. 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.

The principal changes between the DEIS and this FEIS include the following:

- As mentioned above, an entirely new chapter, Chapter 26, “Response to Comments on the DEIS” is included. This chapter addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Comments have been summarized and responded to in this chapter.
- An addition to the Alternatives chapter, to include an analysis for the A-Application Alternative. This alternative was analyzed to reflect an amended zoning text application filed by DCP after the issuance of the DEIS. The amended application, ULURP application C 180051(A) ZMX and N 180050(A) ZRX, consists of modifications to the Proposed Actions. The changes include the extension of the rezoning boundary to include Block 2855, and portions of Blocks 2864, 2865, 2867 and 2861. Additionally, the amended Special District includes the allowance of Physical Cultural Establishments as-of-right and permits commercial uses within the second story of mixed buildings on lots fronting the elevated rail. The Special District text also provides bulk requirements for an irregular lot within the rezoning area. The amended application was analyzed in a technical memorandum issued on November 9, 2017, prior to its inclusion in the Alternatives chapter of this FEIS.
- Updated conclusions in Chapter 21, “Mitigation,” and Chapter 22, “Unavoidable Adverse Impacts,” in the areas of community facilities, shadows, transportation, and construction to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency (DCP) and other involved agencies.

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<sup>1</sup> This Foreword is new to the FEIS.

In addition, the FEIS includes the following revisions:

- Revisions to Chapter 1, “Project Description,” to incorporate key updates: (1) DCP’s filing of an amended zoning text application as described above. (2) Inclusion of a more detailed description of the Jerome Avenue Neighborhood Plan, and clarification of the recommendations put forth through the Plan and the planning process.
- Revisions to Chapter 2, “Land Use, Zoning, and Public Policy” and its figures to no longer show Block 2520, Lots 32 and 27 as parkland, reflecting the completion of alienation legislation for these lots.
- Revisions to Chapter 3, “Socioeconomic Conditions,” to provide clarification on the increment of dwelling units added in the With-Action condition, remove references to affordable dwelling units, and update the number of blocks included in the Rezoning Area.
- Revisions to Chapter 4, “Community Facilities and Services,” to update the supporting quantitative analysis for the elementary schools analysis to account for the expansion of P.S. 33 Annex by an additional 338 seats in the year 2021, as defined in the latest Five-Year Capital Plan Proposed Amendment issued in November 2017.
- Revisions to Chapter 5, “Open Space,” to correct the name of Corporal Fischer Place and the acreage of Corporal Fischer Public Park (0.49 acre) after the conversion of Corporal Fischer Place and a portion of city right-of-way as part of the Proposed Actions.
- Revisions to Chapter 6, “Shadows,” to include figures showing the components of each impacted resource and references to these figures.
- Revisions to Chapter 13, “Transportation,” to reflect the following changes: (1) signal-timing changes recently implemented by the New York City Department of Transportation (DOT) for Grand Concourse at 176th Street and Macombs Dam Bridge, and River Avenue at 167th Street; (2) the inclusion of school safety improvements for P.S. 218 at the intersection of Jerome Avenue at 167th Street and Edward L. Grant Highway for the No-Action and With-Action analyses.
- Revisions to Chapter 14, “Air Quality,” to reflect the following changes: (1) revisions include additional stationary HVAC, air toxics and mobile source inputs based on the added Expanded Rezoning Area and A-Application Alternatives; (2) refinements to air toxics study based on sites not previously identified.; (3) addition of text related to PM 2.5.
- Revisions to Chapter 16, “Noise,” to include additional mobile source inputs based on the added Expanded Rezoning Area and A-Application Alternatives.
- Revisions to Chapter 19, “Construction,” to reflect the following changes: (1) revisions to the principal conclusions for adverse impacts related to traffic and pedestrian conditions; (2) refinement of the construction noise and air quality analyses based on coordination with the lead agency, DCP.
- Revisions to Chapter 20, “Alternatives,” to reflect the following changes: (1) refinements to the Expanded Rezoning Area Alternative, including the inclusion of a garage parking analysis, revisions to the results for the HVAC screening analysis and the refined modeling analysis, and revisions to the cluster analysis for the heat and hot water systems; (2) the inclusion of the A-Application Alternative, which reflects DCP’s amended application, as described above; (3) revision of mitigation discussions under the Expanded Rezoning Area Alternative to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency, DCP, and other involved and interested agencies; (4) the addition of new figures showing the components of each impacted resource for the Shadows analysis, and references to these figures for the Expanded Rezoning Area Alternative and the new A-Application Alternative.

- Updated conclusions in Chapter 21, “Mitigation,” and Chapter 22, “Unavoidable Adverse Impacts,” in the areas of community facilities and services, shadows, transportation, and construction to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between lead agency, DCP, and other involved and interested agencies.
- Chapter 26, “Responses to comments on the DEIS,” which is entirely new to the document.
- Updates to various appendices for consistency with revisions to analyses as noted above plus the addition of Appendix J, “A-Application Alternative,” and Appendix K, “Written Comments Received on the DEIS.”

Except where indicated, all text changes since publication of the DEIS are marked by double underlining in this FEIS. No underlining is used for this Foreword, the A-Application Alternative, or Chapter 26, “Responses to Comments on the DEIS,” all of which are entirely new for the FEIS.