

GREENPOINT-WILLIAMSBURG REZONING

FINAL ENVIRONMENTAL IMPACT STATEMENT

CEQR # 04DCP003K



Lead Agency:
City Planning Commission, City of New York
Amanda M. Burden, AICP, Chair

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* Denotes that the figure is found on the specified page.

FOREWORD

This document is the Final Environmental Impact Statement (FEIS) for the Greenpoint-Williamsburg Rezoning project. The Draft Environmental Impact Statement for the proposed action was accepted as complete by the New York City Department of City Planning as lead agency on October 4, 2004. Public notice of completion of the DEIS and a public hearing on the DEIS was published in the *City Record*, *Environmental News Bulletin*, and *New York Post* on January 5, 2005. The City Planning Commission held a public hearing at the Klitgord Auditorium of New York City Technical College on January 19, 2005 at 10 AM. The period for public review remained open until January 29, 2005.

The FEIS reflects all substantive comments made on the DEIS during the public hearing and subsequent comment period. The comments are summarized and responded to in Chapter 27 “Response to Comments.” Changes to the text and graphics of the FEIS were also made when appropriate to comments. In addition, Chapter 23, “Alternatives” of the FEIS has been modified to add an analysis of a Revised Affordable Housing Bonus and Incentives (Revised AHBI) Alternative, which was developed by the Department of City Planning in response to comments received during the public review process for the DEIS. This alternative reflects the Department’s modified ULURP application (ULURP Nos. N050110(A) ZRK and C050111(A) ZMK), which incorporates zoning-based mechanisms to encourage affordable housing, together with some changes to height and setback regulations in the waterfront area and minor changes to the zoning map. This alternative modifies and replaces the Affordable Housing Bonus and Incentives (AHBI) Alternative analyzed in the DEIS.

The FEIS also includes six new appendices, Appendices F - K. Appendix F provides the draft zoning text for the Revised AHBI Alternative; Appendix G provides the reasonable worst case development scenario (RWCDS) tables for the Revised AHBI Alternative. Appendix H includes all written comments received on DEIS. Appendix I includes a technical memorandum discussing the open space ratio calculations for the proposed action and the revised AHBI Alternative under a modified Scenario B (where a TransGas power plant would be developed underground). Appendix J is a technical memorandum which assesses the environmental effects of the proposed action and the Revised AHBI Alternative under a revised RWCDS which reclassifies three potential sites as projected development sites; information which became available in the period during which the FEIS was being prepared for publication indicated that these sites may be developed during the foreseeable future. In order to provide for a more conservative assessment, Appendix J therefore considers the environmental effects of the proposed action and the Revised AHBI Alternative with these sites classified as projected development sites. FEIS chapters should be read in conjunction with this technical memorandum. Appendix K is a report which assesses changes in combined sewer overflows (CSOs) resulting from increases in Newtown Creek WPCP effluent flows associated with development under the proposed action and Revised AHBI Alternative.

Except for this Foreword and Chapter 27 (which are new), all additions made to the text since publication of the DEIS are indicated by double-underlining the text. Where appropriate, deleted text is indicated by a notation in the margin.