

Bellevue EAS Comment Response Table

Date: 4-30-26				
EAS Page No	Review Comments/Questions	Response type-Concur or disagree	Response to comments/questions	Resolved? (Yes/No/Ongoing)
2	Delete DEP permits from appendix, check lettering and ensure consistency on all appendix references throughout document		Removed	Yes
19	Delete this figure. No need to include this details here in the project overview		Figure deleted	Yes
19	Various GHG increase values are used in the document (7.57% on page 27 and 8.50% in Table 9 on page 44). Use a consistent GHG emissions % throughout the document unless there's a reason for using different values for different discussions. If a different GHG % is used, explain the reasoning so it doesn't look inconsistent.		GHG % change has been updated and is consistent with figures throughout EAS.	Yes
20	Because the project should not operate until permits are received, which follows CEQR, just say 2026 for finish date.		Noted	Yes
30	Show how natural gas consumption figure of 292698 MMBTU/yr was calculated		Value updated. Calculation shown in Appendix G.	Yes
31	General comment: confirm Appendix references to ensure they're correct. (For instance, in the accompanying pdf, Appendix E is the Energy Model.)		Updated Appendix references	Yes
38	This appears inconsistent with the affidavit and language below saying the Hospital has committed to install MERV-15 filters with 90% or greater filtration efficiency. Please remove this language or reconcile/explain.		Language removed for consistency	Yes
38	Add: within parenthesis (see Appendix L: Affidavit) at the end of the sentence.		Added	Yes
39	There is also a commitment in the January 2025 letter restricting the hours the gym area and roof of the H-Building are open, and to have window air conditioning units on certain floors to operate only certain times of year and use only indoor air recirculation. Are these needed to support a conclusion of no air impacts? If so, put those into the EAS narrative.		Additional commitments added to the EAS.	Yes
39	Add/ incorporate all mitigation measures mentioned in Appendix L in the EAS body.		Commitments from Appendix L added to the EAS body	Yes
43	Reconcile this description with the Table footnotes which describe the emissions as coming from Con Ed bills and other sources. Review and confirm		Clarified where electricity and steam calculations come from within the text	Yes
43	Explain how this figure of 3964 kW of displaced electricity was calculated?		Added that this figure comes from manufacturer's specifications.	Yes
44	The CLCPA GHG analysis shows a net negative GHG emission figure. In Table 9 for CEQR purpose, the net GHG gas emissions is positive. Reconcile the GHG emissions for consistency and accuracy.		GHG net change is now negative and is consistent with the conclusions in the CLCPA.	Yes
48	We are still awaiting response to the Noise comment #7 of the AQ+Noise review letter sent on 6/27/2025 and which was subsequently discussed during the conference call with the consultants on 9/16/2025. During that call, it was agreed that the consultants would provide the detailed calculations along with the supporting Excel file, as we had some questions regarding the "Adjustment" applied to the Estimated Roof Noise Reduction and Estimated Hospital Window Noise Reduction. Comment#7: Please clarify how the "expected" noise level for Location '6' and '7' were calculated and adjusted to SoundPlan results section.		Resubmitted	Yes
48	Confirm appendix H or I		Corrected to appendix H.	Yes
48	Rephrase - we're above NAAQS, but through filtration would not impact receptors.		Rephrased to say the air quality study showed we'd be above NAAQS, but there will not be significant impact through the use of filtration.	Yes
50	Add language on GHG emissions and its potential impact here		Language added to reflect the net decrease in GHG emissions from the project.	Yes
Appendix B	Delete this WRP CAF to avoid duplication. Retain the one with consistency statement below		will delete	Yes
Appendix B	Move this consistency determination after the WRPCAF and consistency statement below.		Updated	Yes
Appendix D	attach the LPC no effect determination letter dated 2/21/2024 Change the appendix D Label to: No effect determination letter from LPC and accordingly update it in TOC		Attached LPC no effect determination letter	Yes
Appendix E- Energy Model	Explain how was this efficiency % calculated? why?		PWI equations used for calculations provided in their Energy Model documentation	Yes
Appendix I	It does not add value or aid comprehension/understanding. Remove all references to Appendix I from the entire doc.		Removed references	Yes
Appendix K	add this mitigation measures in the EAS body under relevant section/sub-heading		Added to the EAS	Yes