

Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the M1 Hotels Text Amendment proposal. The proposal consists of a zoning text amendment to establish a City Planning Commission special permit (the CPC special permit) for new hotel development in M1 districts citywide.

The CPC special permit would be required for transient accommodations including hotels, motels and boatels. This would allow for more balanced neighborhood growth and prevent conflicts with viable industrial businesses in core industrial areas, while supporting the growth of other kinds of commercial and institutional uses in other more mixed-use, light manufacturing districts (the proposed action).

The Draft Environmental Impact Statement (DEIS) for the Proposed Action was accepted as complete by the City Planning Commission (CPC), and the New York City Department of City Planning (DCP), acting on behalf of the CPC, issued a Notice of Completion for the DEIS on April 23, 2018.

Since the issuance of the DEIS, DCP filed an amended zoning text amendment (referred to hereafter as the "Amended Text" (land use application number N180349(A)ZRY); the Amended Text addresses issues raised during the public review process. The Amended Application modifies the geographic applicability of the proposed action such that it would

¹ The Foreword is new to the FEIS.

include the M1 districts immediately surrounding John F. Kennedy (JFK) and LaGuardia Airports. The Amended Application is analyzed as the Airport Areas Inclusion Alternative in Chapter 22, "Alternatives."

A public notice for the hearing on the DEIS was published in the *City Record* on July 10, 2018 as well as the New York State Department of Environmental Conservation *Environmental News Bulletin* on July 11, 2018, and was also placed in a local newspaper, the *New York Post*, on July 9, 2018. The City Planning Commission held a public hearing on the DEIS in the CPC Public Hearing Room located at 120 Broadway, New York, NY, on July 25, 2018. The period for the public to submit written comments remained open until August 6, 2018.

This FEIS reflects all substantive comments made on the DEIS during the public hearing and subsequent DEIS comment period. The comments are summarized and responded to in Chapter 27, "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. Unless otherwise indicated, all additions to text since publication of the DEIS are marked by double-underlining. For ease of reading, no double-underlining is used for the **Foreword** or for **Chapter 27, "Responses to Comments on the DEIS,"** which are entirely new to the FEIS.

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

- › **Amended Application:** As noted above, DCP filed an amended zoning text amendment that modifies the geographic applicability of the proposed action such that it would include the M1 districts immediately surrounding John F. Kennedy (JFK) and LaGuardia Airports. The Amended Application is analyzed as the Airport Areas Inclusion Alternative in Chapter 22, "Alternatives."
- › **Consultant Report:** The Consultant Report, which was included as **Appendix A.1** to the DEIS, was amended to reflect more recent data since publication of the DEIS. **Appendix A.1** includes the original Consultant Report and the Amendment to the Consultant Report (Consultant Report Amendment).
- › Revisions to **Chapter 1, "Project Description,"** and **Chapter 2, "Land Use, Zoning and Public Policy,"** to incorporate updated information provided as part of the Consultant Report Amendment.
- › Revisions to **Chapter 3, "Socioeconomic Conditions,"** to reflect information included as part of the Consultant Report Amendment.
- › Revisions to **Chapter 22, "Alternatives,"** to acknowledge the amended zoning text amendment that was filed since the issuance of the DEIS to address issues raised during the public review process, which is consistent with the Airport Areas Inclusion Alternative.
- › **Chapter 27, "Responses to Comments on the DEIS,"** which is entirely new to the document.
- › **Appendices:** The appendices were updated as part of the FEIS:
 - Appendix A.1 was updated to include the Consultant Report Amendment.
 - Appendix A.2 was updated to include the Amendment Application text.

In addition, typographical and syntax errors were corrected throughout the document.