

FOREWORD

This document is the Final Environmental Impact Statement (FEIS) for the Self-storage Text Amendment. The New York City Department of City Planning (DCP) is proposing a zoning text amendment (the “Proposed Action”) to establish restrictions on new self-storage facilities within IBZs to ensure that their development does not unduly limit future siting opportunities for industrial use. The proposed restrictions would apply within newly established “Designated Areas” in Manufacturing districts, which largely coincide with Industrial Business Zones, and are established as text maps, as shown in Appendix B.

The Proposed Action consists of a zoning text amendment to establish a new City Planning Commission (CPC) Special Permit for new self-storage developments. The Proposed Action is intended to ensure that self-storage development does not utilize locations that may otherwise be used by a more job-intensive industrial use. This will be achieved by verifying that proposed self-storage facilities only take place only on sites that are suboptimal for industrial businesses and would prove unlikely for future industrial business locations.

The Draft Environmental Impact Statement (DEIS) for the Proposed Action was accepted as complete by the Department of City Planning (DCP), acting as lead agency on behalf of the City Planning Commission (CPC). DCP issued a Notice of Completion (NOC) for the DEIS on May 19, 2017. The public hearing on the DEIS and the ULURP was held on August 23, 2017, in the Manhattan Municipal Building, Mezzanine level, 1 Centre Street, New York, New York 10007. The public hearing also considered a modification to the Proposed Action, (ULURP No. N 170425 (A) ZRY). Written comments were accepted through the close of the public comment period, which ended September 5, 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 Chapter 28, “Response to Comments on the DEIS.”

The principal changes between the DEIS and this FEIS are:

- Revisions to Chapter 23, “Alternatives” to reflect the following changes:
 - The Mixed Use Alternative has been revised and expanded upon to reflect DCP’s amended application that addresses issues raised after issuance of the DEIS. The amended application, filed as ULURP No. N 170425 (A) ZRY, expands upon the Mixed Use Alternative presented in the DEIS and is analyzed as the “A-text Alternative” in the FEIS.
 - An additional alternative, the “Modified A-text Alternative,” which reflects potential CPC modifications to DCP’s amended application, has been added to the Chapter.
- Revisions to Chapter 1, “Project Description,” and Chapter 2, “Analytical Framework” to reflect the following:
 - DCP filed an amended zoning text application that address issues raised after issuance of the DEIS. The amended application, filed as ULURP No. N 170425 (A) ZRY, expands upon the Mixed Use Alternative presented in the DEIS. The amended application was analyzed in a technical memorandum issued on August 7, 2017, and is further analyzed as the “A-text Alternative” in Chapter 23, “Alternatives,” of this FEIS.

- Description of the public review processes of the Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR).
- Chapter 28, “Responses to Comments on the DEIS,” and Appendix G, “Written Comments Received on the DEIS,” which are entirely new to the document.
- Appendix H, “Proposed Zoning A-Text” and Appendix I, “Proposed Modified Zoning A-Text,” which are entirely new to the document.
- Revisions to Chapter 22, “Mitigation.” Due to an oversight, the Mitigation Chapter of the DEIS incorrectly identified significant adverse impacts related to shadows, and did not identify significant adverse impacts related to hazardous materials. These impacts were fully disclosed in Chapter 25, Unavoidable Adverse Impacts. The Mitigation Chapter of the FEIS has been revised to correct these errors and to provide additional discussion of mitigation measures.

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 or Chapter 28, “Responses to Comments on the DEIS,” both of which are entirely new.