Foreword[1]

This document is the Final Environmental Impact Statement (FEIS) for the Long Island City Neighborhood Plan. The New York City Department of City Planning (DCP) is proposing zoning changes and other land use actions (the "Proposed Actions") that would apply to an approximately 54-block are on Long Island City's East River Waterfront and manufacturing zoned areas. The Project Area is generally bounded by the midblock between 39th and 40th Avenues between 21st and 23rd Streets to the north; the East River, Anable Basin, and 5th Street to the west; 47th Avenue, 46th Road, and the midblock between 44th Drive and 45th Avenue to the south; and 11th, 23rd, and 24th Streets and the midblock between 24th and Crescent Streets to the east. The majority of the study area is located in Queens Community District 2, with a portion located north of Queens Plaza North to the midblock between 39th Street and 40th Street, between 21st Street and 23rd Street, located in Community District 1.

The Proposed Actions represent years of planning in and around Long Island City, led by local community members, stakeholders, elected officials, and City agencies. The Proposed Actions reflect and respond to the comments and feedback received through the City's on-going community engagement process, initiated in the fall of 2023. The plan seeks to leverage Long Island City's Central Business District status, excellent transportation access, and unique waterfront to create new housing opportunities, expand affordable housing and open space and position the area as Western Queens' primary employment hub for new and emerging industries alongside a new mixed-use neighborhood.

The Draft Environmental Impact Statement (DEIS) for the Proposed Actions was accepted as complete by 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 April 18, 2025. The combined public hearing on the DEIS and Uniform Land Use Review Procedure (ULURP) application was held on July 30, 2025, in the New York City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. The public hearing was accessible to view and participate in both in person and remotely. The period for submitting written comments remained open through 5:00 PM, August 11, 2025.

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." 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

[1] This foreword is new for the FEIS.

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:

- Chapter 1, "Project Description," revisions that include:
  - Revisions that reflect proposed CPC modifications to the Proposed Actions clarifying provisions of the proposed Zoning Text Amendment, the LIC Special District, and the Zoning Map Amendment.
  - Description of the public review processes of ULURP and City Environmental Quality Review (CEQR) were updated for the project status.
- Chapter 3, "Socioeconomic Conditions," revisions to reflect minor updates to the assessment for direct business displacement:
  - Updates to the estimates of the numbers of potentially displaced businesses and employees.
  - Additional assessment of potentially displaced businesses' contributions to socioeconomic character and the anticipated business conditions in the future with the Proposed Actions within and outside the Long Island City Industrial Business Zone (IBZ);
  - Discussion of relocation opportunities for potentially displaced businesses.
- Chapter 4, "Community Facilities," minor updates to reflect the latest high school enrollment and capacity numbers.
- Chapter 13, "Energy," revisions to reflect public comments on the DEIS.
- Chapter 14, "Transportation," revisions to reflect the following changes:
  - Traffic analyses were updated in response to agency comments.
  - Subway station analyses were updated in response to agency comments.
  - The ferry landing analyses were updated based on agency comments.
  - Minor text updates were made based on agency comments regarding bike lanes and signal timing changes.
- Chapter 15, "Air Quality," includes updated modeling of particulate matter ($PM_{2.5}$) concentrations using more comprehensive analysis procedures to determine the magnitude and extent of neighborhood-scale $PM_{2.5}$ impacts from mobile sources, as well as the incorporation of updated traffic and vehicle data.
- Chapter 16, "Greenhouse Gas Emissions and Climate Change," revisions to reflect public comments on the DEIS.
- Chapter 17, "Noise," revisions to reflect refined analysis.
- Chapter 18, "Public Health," revisions to reflect refined air quality and noise analyses contained in chapters 15 and 17.
- Chapter 19, "Neighborhood Character," minor revisions to reflect refined analysis in Chapter 17, "Noise."
- Chapter 21, "Mitigation," revisions in the areas of community facilities, open space, shadows, historic resources, transportation, air quality, noise, 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 and interested agencies.

- Chapter 22, "Alternatives," was updated to include the following:
  - Transportation assessments in all alternatives were updated based on changes made Chapter 14, "Transportation."
  - Revisions to address public comments on historic resources in the "No Unmitigated Significant Adverse Impact Alternative."
- Chapter 23, "Unavoidable Adverse Impacts," revisions in the areas of open space, shadows, historic resources, transportation, air quality, and noise 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.
- Chapter 26, "Effects on Disadvantaged Communities," revisions to reflect the impacts that would occur in disadvantaged communities and any proposed mitigation based on the other technical chapters, including whether a disproportionate pollution burden would occur.
- Chapter 28, "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 I, "Written Comments Received on the DEIS".

Except where indicated, all text changes since publication of the DEIS are marked by double underlining and ~~strikethroughs~~ in this FEIS. This Foreword and Chapter 28, "Responses to Comments on the DEIS" are entirely new. ✷