ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**Long Island City Neighborhood Rezoning**
CEQR No.	25DCP001Q
ULURP No(s).	Pending
SEQRA Classification:	Type I
Queens Community Districts:	Q01, Q02

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: The New York City Department of City Planning is proposing a series of land use actions, including a Zoning Map Amendment, Zoning Text Amendment, a Change in the City Map, and the Disposition of Non-Residential City-Owned Property (collectively, the "Proposed Actions") to support and facilitate implementation of the Long Island City Neighborhood Plan, which is the subject of an ongoing community planning process to meet the long-term vision of Long Island City (LIC) and its surrounding neighborhoods as a unique, transit-rich, and culturally vibrant neighborhood. The Proposed Actions would affect an approximately 54-block area ("the Project Area") focused on Long Island City's East River Waterfront and manufacturing zoned areas. The Project Area is generally bounded by the mid-block between 39th Avenue and 40th Avenue, between 21st Street and 23rd Street, and Queens Plaza South to the north, the East River, Anable Basin and 5th Street to the west, 47th Avenue, 46th Avenue, 46th Road, and the mid-block between 44th Drive and 45th Avenue to the south, and 11th Street, 23rd Street, 24th Street, and the mid-block between 24th Street and Crescent Street 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 mid-block between 39th Street and 40th Street, between 21st Street and 23rd Street located in Community District 1.

In order to present a conservative analysis, the Reasonable Worst Case Development Scenario ("RWCDS") for the Proposed Actions includes two With-Action scenarios. Scenario One under the Proposed Actions is expected to result in a net increase of approximately 13,371,375 gross square feet ("gsf") of residential floor area (13,677 dwelling units of which 25-30% would be permanently affordable pursuant to MIH), approximately 3,332,212 gsf of commercial space, approximately 339,416 gsf of community facility space, and a decrease of approximately 572,911 gsf of industrial space. Scenario Two under the Proposed Actions is expected to result in a net increase of approximately 13,682,090 gsf of residential floor area (13,995 dwelling units of which 25-30% would be permanently affordable pursuant to MIH), approximately 3,059,206 gsf of commercial space, approximately 339,416 gsf of community facility space, and a decrease of approximately

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572,911 gsf of industrial space. The RWCDS also identified 15 potential development sites that are considered less likely to be developed by the analysis year, but will be analyzed in the EIS for site-specific effects such as archaeology, shadows, hazardous materials, air quality, and noise.

The Build Year for the Proposed Action(s) is 2035.

An Environmental Assessment Statement is attached. Please contact Jameson Mitchell of the Department of City Planning at jmitchell@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, AICP, *Director*

July 12, 2024
Date

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