DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

July 15, 2025

NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 25DCP001Q)

Long Island City Neighborhood Plan

Project Identification
CEQR No. 25DCP001Q
ULURP Nos. C250175HAQ; C250176ZMQ; N250177ZRQ; C250178PCQ; C250179PPQ; C250180PPQ

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

SEQRA Classification: Type I

Contact Person
Stephanie Shellooe, AICP, Director, 212-720-3328
Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on April 18, 2025 for a Draft Environmental Impact Statement (DEIS) for the Long Island City Neighborhood Plan proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, July 30, 2025, at 10:00 AM at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, New York 10271, in conjunction with the CPC's public hearing pursuant to ULURP. Comments are requested on the DEIS and will be accepted through 5:00 PM, Monday, August 11, 2025. To continue to allow for broad public participation, DCP will hold the public hearing accessible both in-person and remotely via the teleconferencing application Zoom. Anyone attending the meeting in-person is encouraged to wear a mask.**

To join the meeting, please visit the "Calendar" page of the New York City Department of City Planning's website: https://www.nyc.gov/content/planning/pages/calendar. To comment remotely, please visit the "City Planning Commission" page on the Department's website and select "Participate and Comment:" https://www.nyc.gov/content/planning/pages/commission.

If you would like to register to testify remotely via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

(877) 853-5247 (Toll-free)
(888) 788-0099 (Toll-free)
(213) 338-8477 (Toll)
(253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396
Password: 1
[The Participant ID can be skipped by pressing #]

Instructions on how to participate remotely, as well as materials relating to the hearing, will be posted on the Department's website on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The Public Hearing livestream can be found in the above referenced DCP website and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through 5:00 PM, Monday, August 11, 2025. They can be submitted via email to 25DCP001Q_DL@planning.nyc.gov or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the DEIS may also be obtained by contacting the Environmental Assessment and Review Division, at the contact address above, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov.

In addition, the DEIS and Final Scope of Work are available for download on the project ZAP page: https://zap.planning.nyc.gov/projects/2024Q0304. To view the Long Island City Neighborhood Plan Final Scope of Work, DEIS Notice of Completion and full DEIS and Appendix, navigate to the Long Island City Neighborhood Plan project page in ZAP and select Public Documents, then "Final Scope of Work," "DEIS_Notice of Completion" and "DEIS_25DCP001Q".

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling 212-720-3366. Requests must be submitted at least ten business days before the meeting.

The New York City Department of City Planning (DCP) along with co-applicants the Department of Citywide Administrative Services (DCAS), the Department of Housing Preservation and Development (HPD), and the New York City Economic Development Commission (EDC), is proposing a series of land use actions (the Proposed Actions) to support and facilitate implementation of the Long Island City Neighborhood Plan, which is a long long-term vision for Long Island City and its surroundings as a unique, transit-rich, and culturally vibrant neighborhood. The Proposed Actions cover an approximately 54-block area (the Project Area) and focus 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 the northern portion (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 include discretionary actions that are subject to review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter, and City Environmental Quality Review (CEQR) process, as follows:

- Zoning Map Amendment to:
  - Rezone portions of existing R6B, R6A/C1-5, R7A/C2-5, R7A, M1-3, M1-4, M1-5, M3-1, M1-4/R6A, M1-4/R7A, M1-5/R9 and M1-6/R9 zoning districts to M1-2A/R6A, M1-3A/R7A, M1-3A/R7X, M1-4A/R8A, M1-5A/R8, M1-6A/R9, M1-6/R10, M1-6A/R10, M1-4A, M1-5A and M1-6A zoning districts.
  - Expand the existing Special Long Island City Mixed-Use District (LIC Special District) to include portions of the Project Area outside of the existing LIC Special District.
  - Remove Special Mixed Use District 9 (MX-9)
  - Modify the Northern Hunters Point Waterfront Access Plan (WAP), ZR Section 62-951, for the waterfront blocks within the Project Area. The proposed WAP would specify the location of required shore public walkways, supplemental public access areas, upland connections, and visual corridors to ensure access to the Basin from surrounding neighborhoods and to address the configuration of and varied conditions along the Basin. The WAP would also modify requirements and standards for public access to address the unique character of the Basin and align with modern citywide standards.
- Zoning Text Amendment to:
  - Amend Appendix F of the Zoning Resolution (ZR), to designate Mandatory Inclusionary Housing (MIH) Areas to the proposed M1-2A/R6A, M1-3A/R7A, M1-3A/R7X, M1-4A/R8A, M1-5A/R8, M1-6A/R9, M1-6/R10, M1-6A/R10 districts.
  - Modify the existing LIC Special District (Article XI, Chapter 7) to create special use, floor area, bulk, circulation and parking regulations on both waterfront and non-waterfront blocks and to establish special height, setback, and street wall regulations for buildings on waterfront blocks and on select corridors, among other special rules.
  - Allow for space occupied by schools to be exempt from floor area calculations within the new LIC Special District subareas.
  - Create an authorization that would allow for additional flexibility in building envelope for developments utilizing the new school area floor area exemption.
  - Create a CPC chair certification to allow the transfer of development rights on contiguous zoning lots with common ownership that are otherwise separated by a mapped street on blocks within the waterfront subdistrict.
  - Create a CPC chair certification to provide a floor area bonus to rezoned waterfront lots that provide additional active open space.
  - Create a CPC chair certification to allow for the modification of height restrictions established under Sections 61-21 (Restriction on Highest Projection of Building or Structure) for Zoning Districts without a maximum height limit within the newly established Subdistricts of the LIC Special District following verification that said modifications would not pose a hazard to air navigation.
  - Create an authorization to allow sites within M1-6/R9, M1-6/R10 and M1-6A/R10 districts to access the Zoning Resolution's floor area bonus for on-site public plazas
- Designation of Urban Development Action Areas (UDAA), Approval of an Urban Development Action Area Project (UDAAP), and Disposition of City-Owned Properties:

    - The Department of Housing Preservation and Development (HPD) is seeking Designation of UDAA, project approval of a UDAAP, and disposition of City-owned property located on Block 24, Lot 7.
- Change in the City Map to:
    - De-map portions of 44th Drive west of Vernon Boulevard.
    - De-map to narrow portions of 44th Drive between Vernon Boulevard and 5th Street.
    - De-map 44th Road west of Vernon Boulevard.
    - De-map 44th Ave west of Vernon Boulevard.
    - Map new public streets in Block 488; and Block 489.
    - Map a street widening of portions of 45th Avenue between 5th Street and Vernon Boulevard.
- Disposition of Non-Residential City-Owned Property to:
    - Dispose of City-owned property located at Block 489, Lot 23 and Lot 1, and Block 488, Lot 15, and Lot 11.
    - Dispose of City-owned property located at Block 428, Lot 12, Lot 13, and Lot 16.
    - Dispose of City-owned property located at Block 429, Lot 13, Lot 15, and Lot 29.
- Combination Acquisition and Site Selection of Property by the City :
    - The New York City Department of Citywide Administrative Services (DCAS) is seeking the acquisition and site selection of an easement on waterfront portions of a property located on Block 488 Lot 114. This action would allow the City to create new waterfront public open space.

The Proposed Actions are anticipated to facilitate new residential, commercial, community facility, and industrial development. Under the Reasonable Worst-Case Development Scenario (RWCDS), on the 52 Projected Development Sites, the Proposed Actions are expected to result in a net (incremental) increase of approximately 14,699 dwelling units (DU), including approximately 3,245-4,867 permanently income-restricted homes, 3,427,450 gross square feet (gsf) of commercial space, 291,784 gsf of community facility space, 42,383 gsf of manufacturing, and net decreases of 821,932 gsf of warehouse space and 14,936 gsf of auto-related space over the span of 10 years, compared to No-Action conditions.

The Proposed Actions would result in significant adverse impacts related to community facilities (elementary schools, libraries, and publicly funded early childhood programs), open space, shadows, historic and cultural resources, transportation, air quality, noise and construction. Mitigation measures to address these significant adverse impacts, where feasible and/or practical, are discussed in the Mitigation Chapter of the DEIS. If no feasible mitigation can be identified, an unavoidable significant adverse impact would result.

The DEIS considered two alternatives – a No-Action Alternative and a No Unmitigated Significant Adverse Impacts Alternative. The No-Action Alternative examines future conditions within the Affected Area but assumes the absence of the Proposed Actions. Under the No Action Alternative, existing zoning would remain in the area affected by the Proposed Actions. The significant adverse impacts anticipated related to community facilities, open space, shadows, historic and cultural resources, transportation, mobile source air quality, noise and construction that would occur with the Proposed Actions would not occur under the No Action Alternative. However, the No Action Alternative would not meet the goals of the Proposed Actions. The benefits expected to result from the Proposed Actions—including promoting affordable housing development by increasing residential density and establishing Mandatory Inclusionary Housing (MIH), delivering new waterfront open space, enhancing connectivity and facilitating pedestrian-friendly, improving the resilience and sustainability of Long Island City, and supporting existing businesses and the

creative community and promoting local job growth — would not be realized under this alternative, and the No Action Alternative would fall short of the goals and objectives of the Proposed Actions. The No Unmitigated Significant Adverse Impacts Alternative examines a scenario in which the density and other components of the Proposed Actions are modified to avoid the unmitigated significant adverse impacts associated with the Proposed Actions, which include impacts related to community facilities (elementary schools, early childhood programs, and libraries), open space, shadows, historic and cultural resources, transportation (traffic, transit and pedestrians), mobile source air quality, noise, and construction (historic architectural resources, transportation and noise). This alternative considers a development scenario that would not result in any significant adverse impacts that could not be fully mitigated. However, to eliminate all identified unmitigated significant adverse impacts, the Proposed Actions would have to be modified to a point where the principal goals and objectives of the Proposed Actions would not be fully realized.