



**ZONING DIVISION**

Marisa Lago, *Director*  
Department of City Planning

May 24, 2017

Re: N 170425 ZRY - Proposed Self-Service Storage Facility Text Amendment

Dear New Yorker:

On May 22, 2017, the Department of City Planning referred out the self-service storage facility text amendment (N 170425 ZRY), beginning the public review process. The proposed zoning text amendment would introduce a Special Permit under the jurisdiction of the City Planning Commission for all new self-service storage facilities in newly established Designated Areas within Manufacturing districts, which largely coincide with Industrial Business Zones, in order to ensure that the development of self-service storage facilities does not unduly limit future siting opportunities for more job intensive, industrial uses.

Please refer to the attached application for a more detailed description of the proposed amendment. Additional information on the proposal, as well as digital copies of the proposed zoning text are available on the Department of City Planning's website.

The application for the zoning text amendment (N 170425 ZRY) is subject to your review. If you have any comments or recommendations on this application, please send them by July 30, 2017 to:

City Planning Commission  
Calendar Information Office  
120 Broadway, 31<sup>st</sup> floor  
New York, N.Y. 10271

Sincerely,

A handwritten signature in black ink that reads "Beth Lebowitz". The signature is fluid and cursive, with the last name "Lebowitz" being more prominent.

Beth Lebowitz

Beth Lebowitz, *Director, Zoning Division*  
Frank Ruchala Jr., *Deputy Director, Zoning Division*  
Nicole Vargas, *Zoning Information Desk Administrator*  
120 Broadway – 31<sup>st</sup> Floor, New York, N.Y. 10271-0001  
Tel (212) 720-3325 - Fax (212) 720-3244

## ENCLOSURE

C: Jacquelyn Harris, DCP  
James Merani, DCP  
Borough Presidents of the Bronx, Brooklyn, Queens and Staten Island  
Borough Boards of the Bronx, Brooklyn, Queens and Staten Island  
Bronx Community Boards: 1, 2, 3, 4, 6, 9, 10, 12  
Brooklyn Community Boards: 1, 2, 4, 5, 6, 7, 16, 17, 18  
Queens Community Boards: 1, 2, 5, 9, 10, 12, 13  
Staten Island Community Boards: 1, 2, 3  
Department of Buildings  
City Council, Land Use Division

Beth Lebowitz, *Director, Zoning Division*  
Frank Ruchala Jr., *Deputy Director, Zoning Division*  
Nicole Vargas, *Zoning Information Desk Administrator*  
120 Broadway – 31<sup>st</sup> Floor, New York, N.Y. 10271-0001  
Tel (212) 720-3325 - Fax (212) 720-3244

## PROPOSED SELF-STORAGE TEXT AMENDMENT

### *Project Description*

The New York City Department of City Planning (DCP) proposes a zoning text amendment to establish restrictions on new self-storage facilities within Industrial Business Zones to ensure that their development does not unduly limit future siting opportunities for more job-intensive, industrial uses. The proposed restrictions would apply within newly established “Designated Areas” in Manufacturing districts, which largely coincide with Industrial Business Zones (IBZs).

The unregulated development of self-storage in IBZs detracts from the City’s vision and goals for these active industrial areas. Self-storage facilities are seen as a low job-generating use that primarily serves household rather than business needs (a commonly cited estimate is 70 – 80 % of units leased by households, versus 20 - 30% by businesses). They are typically developed on large sites near Designated Truck Routes – sites, which are in limited supply and could provide future siting opportunities for industrial, more job-intensive businesses. Given the City’s numerous measures to support industrial businesses in IBZs and the fact that industrial employment has been growing in these areas since 2010, it is crucial to secure the future availability of sites in IBZs for businesses in industries such as distribution, construction, wholesale, logistics, transportation, film production, manufacturing and utilities.

The proposed text amendments will address these concerns by requiring a City Planning Commission (CPC) Special Permit for any new self-storage development within these Designated Areas. By introducing a Special Permit, DCP proposes a case-by-case, site-specific review process to ensure that the development of self-storage does not diminish future siting opportunities for industrial, more job-intensive businesses. Furthermore, the case-by-case framework would allow self-storage facilities to locate in Designated Areas in M districts on sites where self-storage facilities are found to be appropriate. The measure would significantly advance the City’s economic development objectives for IBZs by preserving adequate sites for industrial businesses.

### **Background**

In November 2015, the Office of the Mayor and City Council jointly announced a 10-Point Industrial Action Plan, which aims to strengthen core industrial areas, invest in industrial and manufacturing businesses, and advance industrial-sector training and workforce development opportunities for New Yorkers. The proposed restrictions on new self-storage development were a part of the 10-Point Industrial Action Plan.

Industrial businesses often need specialized space, geographically separated from potentially conflicting uses. In many instances, these businesses may generate truck traffic, noise, odors or emissions, and consequentially, typically prefer to locate away from residential, commercial, or community facility developments. These businesses also require relatively large sites and prefer to occupy ground floor space,

for loading/unloading and the operation of heavy machinery. Since New York City is dense, and contains a narrow, historic transportation grid, the number of lots that are large and appropriate for truck-intensive uses are limited.

IBZs represent the most active industrial areas in New York City, which recent data shows have gained industrial employment since 2010. They also serve as the City's target areas for the realization of economic development goals supporting a range of industrial and other employment-generating business activities, industrial innovation, and the provision of industrial services that allow New York City to function and prosper. The 10-Point Industrial Action Plan builds on existing policies, first formulated in 2006, which include Industrial Service Provider contracts and tax incentives.

### Proposed Designated Areas in M districts

The proposed zoning text amendment would apply to newly established "Designated Areas" in Manufacturing districts, which largely coincide with IBZs. The various IBZs differ in their degree of industrial activity, ranging from 98 percent industrial employment in the North Shore IBZ on Staten Island to 48 percent in the Greenpoint/Williamsburg IBZ in Brooklyn. On the whole, industrial-sector employment accounts for over 68 percent of employment in IBZs, while the M districts not designated as IBZs outside Manhattan have an industrial employment rate of 46 percent.

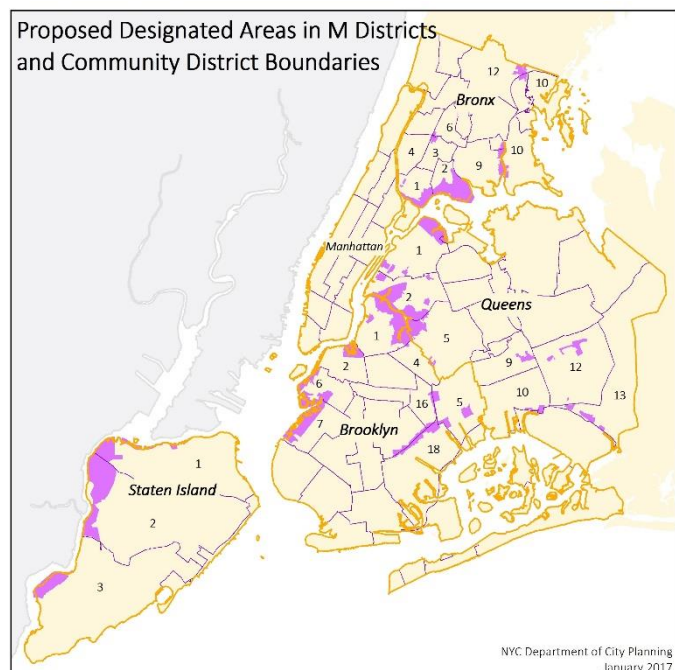
The proposed Designated Areas in Manufacturing Districts intersect with 27 Community Districts:

**Bronx:** 1, 2, 3, 4, 6, 9, 10, 12

**Brooklyn:** 1, 2, 4, 5, 6, 7, 16, 17, 18

**Queens:** 1, 2, 5, 9, 10, 12, 13

**Staten Island:** 1, 2, 3



### Description of the proposed zoning text amendment

Currently, self-storage facilities are classified in zoning as Use Group 16D, either as warehouses or storage offices, and are permitted as-of right in all M districts and C8 districts. With the enactment of this proposal, self-storage will remain in Use Group 16D, but will be specifically defined in the Zoning Resolution. A CPC Special Permit would be required for the defined use in the proposed Designated Areas in M districts. By



introducing a Special Permit, the Department of City Planning proposes to establish a framework to conduct a case-by-case, site-specific review to ensure that the development of self-storage facilities does not occur on sites that should remain available to industrial, more job-intensive uses. Additionally, a case-by-case framework would allow self-storage facilities to locate in Designated Areas in M districts on sites where self-storage facilities are found to be appropriate.

The findings of the proposed Special Permit would require the City Planning Commission to evaluate whether a lot or building would be impractical for conforming industrial uses and thus appropriate for a self-storage use, based on a set of criteria. In making its determination, the Commission considers such factors as:

- a) the size and configuration of the lot and its suitability for an industrial use
- b) the accessibility of the lot to an arterial highway, or a designated truck route and the ability of streets providing access to the lot to handle generated traffic;
- c) the proximity of the lot to public transit, which could serve employees;
- d) in the case of an existing building: its suitability for an industrial use, by considering the design and layout of loading docks, interior column spacing, floor-to-floor height and other relevant physical characteristics
- e) the need to undertake environmental remediation work on the lot;
- f) recent development trends and levels of investment in the surrounding area for industrial uses within the last five years; and
- g) the potential for conflict between potential industrial uses on the lot and existing uses in the surrounding area.

Existing self-storage facilities could continue to operate as legal non-conforming uses. Extensions and enlargements of such grandfathered self-storage facilities would be permitted within the original zoning lot and the reconstruction of a grandfathered self-storage facility to the previously existing FAR, should it be damaged or destroyed, would be permitted.



City Planning will assign and stamp reference numbers here

# Land Use Review Application

Department of City Planning120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271

## 1. APPLICANT AND APPLICANT'S REPRESENTATIVES

N 170425 ZRY

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

NYC Department of City Planning

Beth Lebowitz

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \*120 Broadway, 31<sup>st</sup> floor

APPLICANT'S PRIMARY REPRESENTATIVE

NYC Department of City Planning, Zoning Division

STREET ADDRESS

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

New York NY 10271

120 Broadway, 31<sup>st</sup> floor

CITY STATE ZIP

STREET ADDRESS

New York NY 10271

CITY STATE ZIP

AREA CODE TELEPHONE # FAX#

212-720-3263

AREA CODE TELEPHONE # FAX#

\* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION )

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION )  
ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

See attachment sheet

STREET ADDRESS

PROJECT NAME (IF ANY)

Designated Areas in M districts in the Bronx, Brooklyn, Queens and Staten Island  
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

M 1, M 2, and M 3

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

ZONING SECTIONAL MAP NO(S).

TAX BLOCK AND LOT NUMBER

BOROUGH

COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES IF YES, IDENTIFY

## 3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

The NYC Department of City Planning proposes a zoning text amendment to require a CPC Special Permit for new self-storage facilities within Designated Areas in M districts, which represent New York City's most active industrial areas, to promote the future availability of siting opportunities for industrial, more job-intensive uses.

## 4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

\* No supplemental form required

- ☐ CHANGE IN CITY MAP.....MM
- ☐ ZONING MAP AMENDMENT.....ZM
- ☒ ZONING TEXT AMENDMENT..... ZR
- ☐ ZONING SPECIAL PERMIT.....ZS
- ☐ ZONING AUTHORIZATION.....ZA
- ☐ ZONING CERTIFICATION.....ZC
- ☐ PUBLIC FACILITY, SEL../ACQ.....PF
- ☐ DISPOSITION OF REAL PROP.....PP
- ☐ URBAN DEVELOP+T ACTION.....HA
- ☐ URBAN RENEWAL PROJECT.....\*
- ☐ HOUSING PLAN & PROJECT.....\*
- ☐ FRANCHISE.....\*
- ☐ REVOCABLE CONSENT.....\*
- ☐ CONCESSION.....\*
- ☐ LANDFILL.....\*
- ☐ OTHER (Describe)

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MODIFICATION

FOLLOW-UP

RENEWAL

OTHER

TOTAL FEE (For all actions)

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

DCP is the applicant

Has pre-application meeting been held? NO YES

If yes

DCP Office/Representative

Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY NYC Department of City Planning CEQR NUMBER 17DCP119Y

TYPE OF CEQR ACTION:

☐ TYPE II Type II category: \_\_\_\_\_ Date determination was made: \_\_\_\_\_

☒ TYPE I } Has EAS been filed? Yes ☒ No ☐

☐ UNLISTED } If yes, Date EAS filed: March 1, 2017

Has CEQR determination been made? Yes ☒ No ☐

If yes, what was determination? Negative Declaration ☐ } Date determination made: March 1, 2017 (Attach Copy)

CND ..... ☐

Positive Declaration ☒

If Positive Declaration, has PDEIS been filed? Y e s

Has Notice of Completion (NOC) for DEIS been issued? Y e s If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? Y e s If yes, date issued: M a y 1 9 , 2 0 1 7

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☐ Yes ☒

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
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8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
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9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Beth Lebowitz Beth Lebowitz 5/19/2017

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF APPLICANT DATE

NYC Department of City Planning

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE
CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION		
STREET ADDRESS	CITY	STATE
ZIP	TEL.NO.	FAX
NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE
CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION		
STREET ADDRESS	CITY	STATE
ZIP	TEL.NO.	FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

N 170425 ZRY

City Map Change . . . . . MM

Proposed City Map Change  
(Check appropriate boxes)

APPLICATION NO

1. ESTABLISH NEW.....

☐ STREET

☐ PARK

☐ PUBLIC PLACE

☐ GRADE

2. ELIMINATE EXISTING.....

☐ STREET

☐ PARK

☐ PUBLIC PLACE

☐ GRADE

3. CHANGE EXISTING STREET.....

☐ WIDTH

☐ ALIGNMENT

☐ GRADE

4. EASEMENT

Delineate New.....

☐

Remove Existing.....

☐

Modify Existing.....

☐

5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY

.....

☐

Zoning Map Change . . . . . ZM

Proposed Zoning Map Change(s)

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

CHANGE #1

FROM:

EXISTING

TO:

PROPOSED

CHANGE #2

FROM:

EXISTING

TO:

PROPOSED

CHANGE #3

FROM:

EXISTING

TO:

PROPOSED

CHANGE #4

FROM:

EXISTING

TO:

PROPOSED

CHANGE #5

FROM:

EXISTING

TO:

PROPOSED

Zoning Text Amendment . . . . . ZR

Affected Zoning Resolution (ZR) Sections

N170425 ZRY

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

ZR SECTION NUMBER

ZONING RESOLUTION SECTION TITLE

12-10

Definitions

32-25

Use Group 16

42-12

Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16

42-32

By the City Planning Commission

52-47

Non-Conforming Self-Service Storage Facilities in Designated Areas Within Manufacturing Districts

52-531

Permitted reconstruction or continued use

CITY PLANNING COMMISSION  
2017 MAY 19 PM 4:09  
DEPT OF CITY PLANNING

**74-932**

**Self-service storage facility in designated areas within Manufacturing Districts**

## Appendix J

### Designated Areas Within Manufacturing Districts



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Department of City Planning

March 1, 2017

**POSITIVE DECLARATION**

**Project Identification**

Self-Storage Text Amendment  
CEQR No. 17DCP119Y  
ULURP No. Pending  
SEQRA Classification: Type I

**Lead Agency**

City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271  
Contact: Robert Dobruskin  
(212) 720-3423

**Name, Description, and Location of Proposal:**

**Self-Storage Text Amendment**

The Department of City Planning proposes a citywide zoning text amendment to establish a Special Permit under the jurisdiction of the City Planning Commission (CPC) for all new self-storage development in the proposed "Designated Areas." The proposed Designated Areas, all located in Manufacturing (M) districts, would largely coincide with Industrial Business Zones and would be established as text maps. A Special Permit is a discretionary action by the City Planning Commission that may modify use regulations if certain conditions specified in the Zoning Resolution are met.

Self-storage typically occupies large sites near Designated Truck Routes, which could provide potential siting opportunities for future industrial, more job-intensive businesses. The primary intent of this proposal is to establish a framework to conduct a case-by-case, site-specific review to ensure that the development of self-storage facilities does not occur on sites that should remain available to more job-intensive industrial uses. Additionally, a case-by-case framework would allow self-storage facilities to locate in Designated Areas in M districts on sites where self-storage facilities are found to be appropriate. The measure would significantly advance the City's economic development objectives for Industrial Business Zones by preserving adequate sites for industrial businesses. However, numerous factors influence the kind of uses that are developed in any given area, and it is understood that the Proposed Action alone will not in itself induce industrial development, which are already permitted as-of-right in M districts. This action solely aims to improve future siting opportunities for industrial businesses in NYC.

The proposed Designated Areas (the areas that would be directly affected by the proposed text

Robert Dobruskin, AICP, *Director*  
Olga Abinader, *Deputy Director*  
120 Broadway, New York, NY 10271  
(212) 720-3423 FAX (212) 720-3495  
rdobrus@planning.nyc.gov

amendment) in M districts are New York City's most active industrial areas, encompassing 10,254 acres and portions of 27 Community Districts across Brooklyn, Queens, Staten Island and the Bronx. All of the proposed Designated Areas are zoned for M1, M2 and M3 with FARs of 1, 2 or 5, respectively. Within the proposed Designated Areas, there are 65 self-storage facilities, representing about one quarter of all self-storage facilities in NYC.

It is expected that the likely effects of the proposed text would be to affect the amount and location of future self-storage facilities. Specifically, the proposed text amendment may result in a slight decrease in the number of self-storage facilities that would be developed in the foreseeable future, decreasing the projected amount from 86 to 81 in the foreseeable future. For the purposes of this analysis, the foreseeable future is defined as a ten-year period resulting in an analysis year of 2027.

Based on past and current development trends, it is projected that in the future without the proposed text amendment, there would be a total of 86 self-storage facilities developed in NYC. Of these 86 facilities, 20 are projected to be located within the areas proposed to be Designated Areas and 66 would be developed in M and C8 districts outside of the Designated Areas, where these uses are currently permitted. In the future with the proposed text amendment, there are projected to be 81 self-storage facilities, with 11 facilities located within the areas proposed to be Designated Areas and 70 facilities proposed to be developed in M and C8 districts. In total, there could be five fewer self-storage facilities overall by 2027, with nine fewer in Designated Areas, and four more in M and C8 districts outside of the Designated Areas.

**Statement of Significant Effect:**

On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an Environmental Impact Statement will be required:

1. The proposed action may result in significant adverse impacts related to: land use, zoning and public policy; socioeconomic conditions; community facilities; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; solid waste and sanitation; energy; transportation; air quality; greenhouse gas emissions; noise; public health; neighborhood character and construction-related impacts.

**Supporting Statement:**

The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

1. Land Use, Zoning, and Public Policy – The proposed action is anticipated to change the location of future self-storage facilities and may affect land use, zoning, and public policy.
2. Socioeconomic Conditions – The proposed action would introduce a CPC Special Permit for the development of self-storage facilities which represents a disincentive to the development of self-storage facilities. The proposal, therefore, has the potential to affect business conditions in the self-storage industry.

3. Open Space – The proposed action may change the location of future self-storage facilities, affecting the location of worker populations. This could affect open spaces as a result of changing demand for use of publicly accessible spaces.
4. Historic and Cultural Resources – The proposed action could result in in-ground disturbance which could affect historic and cultural resources.
5. Hazardous Materials – The proposed action could result in new construction and in-ground disturbance, which may result in hazardous materials conditions.
6. Water and Sewer Infrastructure – The proposed action could result in a change in the location of future self-storage facilities affecting water and sewer infrastructure.
7. Transportation – The proposed action could alter vehicular traffic patterns, increase demand for parking, and alter pedestrian and transit patterns.
8. Air Quality – The proposed action could result in a change in the location of future self-storage facilities, resulting in air quality impacts.
9. Noise – The proposed action may change the location of future self-storage facilities, resulting in noise impacts.
10. Public Health – The proposed action could result in effects related to air quality, hazardous materials or noise, and consequently, public health may be affected.
11. Other Analysis Categories: The proposed action could generate effects associated with community facilities, shadows, urban design and visual resources, natural resources, solid waste and sanitation, energy, greenhouse gas emissions, neighborhood character, construction,.
12. The Draft Environmental Impact Statement (DEIS) to be prepared for the proposed action will identify and describe any other potential effects on the environment.

**Public Scoping:**

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting will be held on March 30, 2017 at 10:00 AM at the New York City Department of City Planning, Spector Hall, 22 Reade Street, New York, New York, 10007. Written comments will be accepted by the lead agency through Monday, April 10, 2017.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Lisa Blake, at (212) 720-3621.



Robert Dobruskin

Robert Dobruskin, Director

Environmental Assessment & Review Division

New York City Department of City Planning

3/1/17  
Date

## PROPOSED TEXT AMENDMENT FOR UG 16D - SELF STORAGE FACILITIES

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

### ARTICLE I: GENERAL PROVISIONS

#### Chapter 2: Construction of Language and Definitions

##### 12-10 DEFINITIONS

##### Self-service storage facility

A “self-service storage facility” is a moving or storage office #use# or a warehouse #use# listed in Use Group 16D, for the purpose of storing personal property, and where such:

- (a) facility is partitioned into individual, securely subdivided space for lease; or
- (b) facility consists of enclosed or unenclosed floor space which is subdivided by secured bins, boxes, containers, pods or other mobile or stationary storage devices; and
- (c) floor spaces or storage devices are less than 300 square feet in area and are to be leased or rented to persons or businesses to access, store or remove property on a self-service basis.

##### **Semi-detached (building)**

### ARTICLE III: COMMERCIAL DISTRICT REGULATIONS

#### Chapter 2: Use Regulations

##### 32-10 USES PERMITTED AS-OF-RIGHT

##### 32-25 Use Group 16

C8

Use Group 16 consists of automotive and other necessary semi-industrial #uses# which:

- (1) are required widely throughout the city; and
- (2) involve offensive noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable influences, making such #uses# incompatible with #residential uses# and other #commercial uses#.

\* \* \*

#### D. Heavy Service, Wholesale, or Storage Establishments

Carpet cleaning establishments [PRC-F]

Dry cleaning or cleaning and dyeing establishments, with no limitation on type of operation, solvents, #floor area# or capacity per establishment [PRC-F]

Laundries, with no limitation on type of operation [PRC-F]

Linen, towel or diaper supply establishments [PRC-F]

Moving or storage offices, with no limitation as to storage or #floor area# per establishment [PRC-G] \*

Packing or crating establishments [PRC-G]

Photographic developing or printing with no limitation on #floor area# per establishment [PRC-C]

Trucking terminals or motor freight stations, limited to 20,000 square feet of #lot area# per establishment [PRC-G]

Warehouses [PRC-G] \*

Wholesale establishments, with no limitation on #accessory# storage [PRC-C]

#### E. #Accessory Uses#

\* In designated areas within #Manufacturing Districts# as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, a #self-service storage facility# is permitted only by special permit of the City Planning Commission pursuant to Section 74-932.

\* \* \*

## ARTICLE IV: MANUFACTURING DISTRICT REGULATIONS

### Chapter 2: Use Regulations

\* \* \*

#### **42-10**

#### **USES PERMITTED AS-OF-RIGHT**

#### **42-11**

#### **Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B**

M1

Use Groups 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B as set forth in Sections 32-13, 32-14, 32-15, 32-16, 32-18, 32-21.

Use Group 4A shall be limited to all health facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health, ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), and houses of worship. Such #uses# are not subject to the special permit provisions of Sections 42-32 and 74-921.

#### **42-12**

#### **Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16**

M1 M2 M3

Use Group 3A shall be limited to Museums that are ancillary to existing Motion Picture Production Studios or Radio or Television Studios, provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of #floor area#.

Use Groups 6A except that food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 10,000 square feet of #floor area# per establishment, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 as set forth in Sections 32-15 to 32-23, inclusive, and Section 32-25. However, in Community District 1, in the Borough of the Bronx, in M1-4 Districts, food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 30,000 square feet of #floor area# per establishment.

Use Group 10A shall be limited to depositories for storage of office records, microfilm or computer tapes, or for data processing; docks for ferries; office or business machine stores, sales or rental; photographic or motion picture production studios; and radio or television studios.

In the #Manhattan Core#, automobile rental establishments, #public parking garages# and #public parking lots# in Use Groups 8C and 12D are subject to the provisions of Article I, Chapter 3, and in the #Long Island City area#, as defined in Section 16-02 (Definitions), #public parking garages# and #public parking lots# in Use Groups 8C and 12D are subject to the provisions of Article I, Chapter 6.

In designated areas within #Manufacturing Districts# as shown on the maps in APPENDIX J

(Designated Areas Within Manufacturing Districts) of this Resolution, a #self-service storage facility# is permitted only by special permit of the City Planning Commission pursuant to Section 74-932.

\* \* \*

#### **42-30**

#### **USES PERMITTED BY SPECIAL PERMIT**

#### **42-31**

#### **By the Board of Standards and Appeals**

\* \* \*

#### **42-32**

#### **By the City Planning Commission**

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

\* \* \*

M1 M2 M3

Trade expositions, with rated capacity of more than 2,500 persons [PRC-D]

M1 M2 M3

#Self-service storage facilities# in designated areas within #Manufacturing Districts# as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution

M1 M2 M3

#Uses# listed in a permitted Use Group for which #railroad or transit air space# is #developed#

M1

#Uses# listed in Use Group 4A Community Facilities, except ambulatory diagnostic or treatment health care facilities and houses of worship

M1

Variety stores, with no limitation on #floor area# per establishment [PRC-B]

\* \* \*

### **ARTICLE V: NON-CONFORMING USES AND NON-COMPLYING BUILDINGS**

#### **Chapter 2: Non-Conforming Uses**

\* \* \*

#### **52-40**

#### **ENLARGEMENTS OR EXTENSIONS**

\* \* \*

52-46

**Conforming and Non-conforming Residential Uses in M1-1D Through M1-5D Districts**

\* \* \*

**52-47**

**Non-conforming Self-Service Storage Facilities in Designated Areas Within Manufacturing Districts**

In designated areas within #Manufacturing Districts, a #self-service storage facility# that existed on the (effective date) may #enlarge# or #extend# on the same #zoning lot#, provided that:

- (a) such #self-service storage facility# has filed documentation that is satisfactory to the Department of Buildings of its existence prior to (effective date) as a Use Group 16D facility that meets the definition of a #self-service storage facility#; and
- (b) such #enlargement# or #extension# does not create a #non-compliance# or increase the degree of #non-compliance# of a #building or other structure#.

\* \* \*

**52-50**

**DAMAGE OR DESTRUCTION**

\* \* \*

**52-531**

**Permitted reconstruction or continued use**

\* \* \*

For the purposes of this Section, any #single-family# or #two family residence# located within an M1-1D, M1-2D, M1-3D, M1-4D, M1-5D or M1-6D District and existing on June 20, 1988; and any #self-service storage facility# existing on (effective date), shall be a conforming #uses#.

\* \* \*

**ARTICLE VII: ADMINISTRATION**

**Chapter 4: Special Permits by the City Planning Commission**

\* \* \*

**74-90**

**USE AND BULK MODIFICATIONS FOR CERTAIN COMMUNITY FACILITY USES**

\* \* \*

**74- 93**

**Special Commercial and Manufacturing Developments**

\* \* \*

**74-931**

**Special commercial or mixed use developments in commercial districts**

\* \* \*

**74-932**

**Self-service storage facility in designated areas within Manufacturing Districts**

On #zoning lots# in designated areas within #Manufacturing Districts# as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, the City Planning Commission may permit the change of #use# of an existing #building# to, or the #development# of, a #self-service storage facility# provided that:

- (a) the #zoning lot# is appropriate for such #use# considering the economic development objectives of the City; and
- (b) it is impractical to establish another #use# listed in Use Groups 16D (other than a #self-service storage facility), 17 or 18 on such #zoning lot#.

In making this determination, the Commission may consider any of the following:

- (1) the size and configuration of the #zoning lot# and its suitability for a #use# listed in Use Groups 16D (other than a #self-service storage facility#), 17 or 18;
- (2) the design and layout of loading docks, interior column spacing, floor-to-floor height and other relevant physical characteristics in an existing #building# and its suitability for a #use# listed in Use Groups 16D (other than a #self-service storage facility#), 17 or 18;
- (3) the accessibility of the #zoning lot# to an arterial highway, or a designated truck route; the width of the existing #streets# providing access to the #zoning lot#, and the ability of such #streets# to handle the traffic generated for such a #use# ;
- (4) the proximity of the #zoning lot# to rail and bus transit to serve employees;
- (5) the need to undertake environmental remediation work on the #zoning lot#;
- (6) recent trends and levels of investment in the surrounding area for #uses# listed in Use Groups 16D (other than a #self-service storage facility#), 17, or 18 within the last five calendar years; and
- (7) the potential for conflict between such #uses# and existing #uses# in the surrounding area.

The Commission may impose additional terms and conditions to ensure the compatibility of a #self- service storage facility# with the surrounding area.

\* \* \*

DRAFT

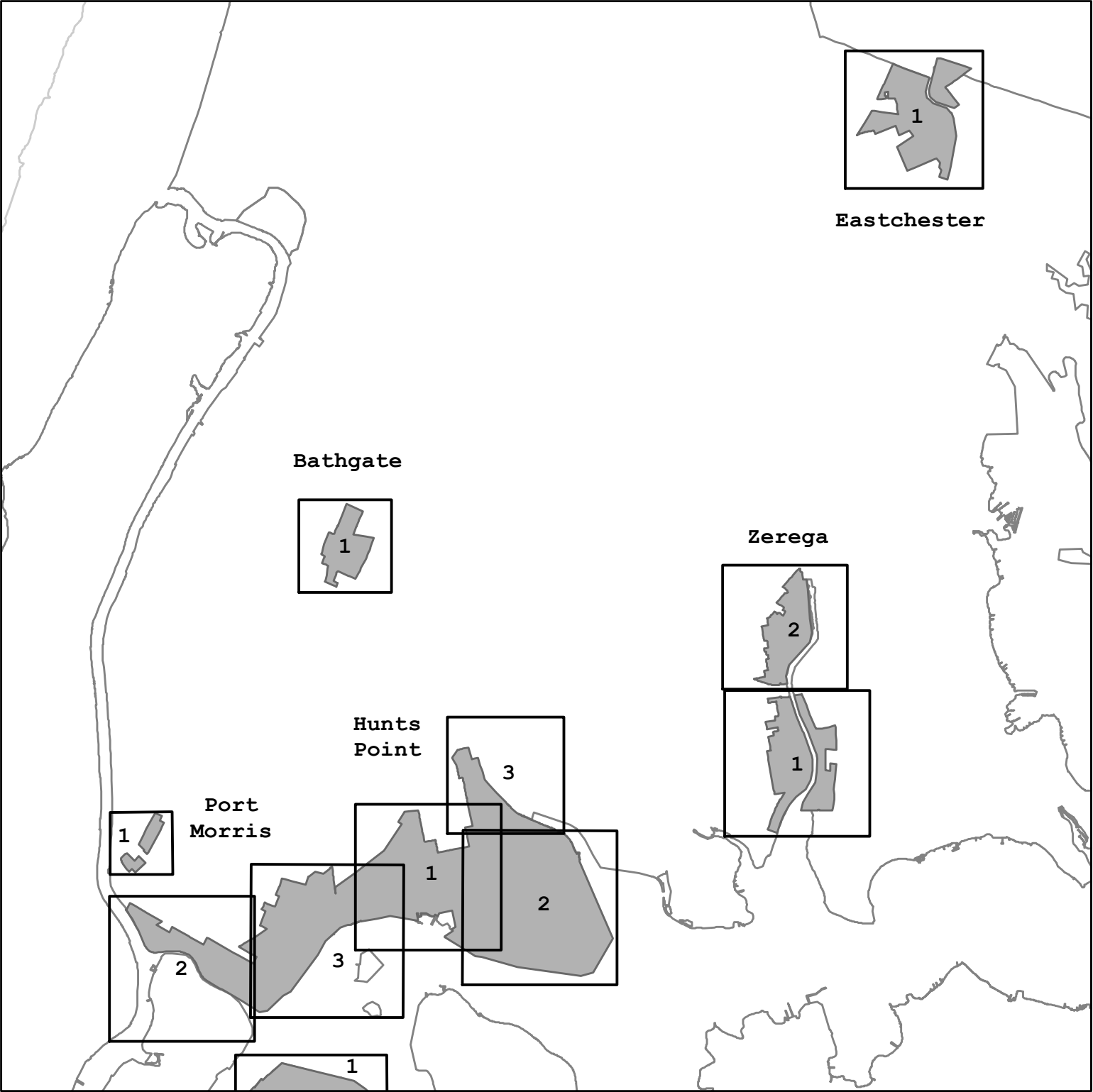


## APPENDIX J - Designated Areas Within Manufacturing Districts

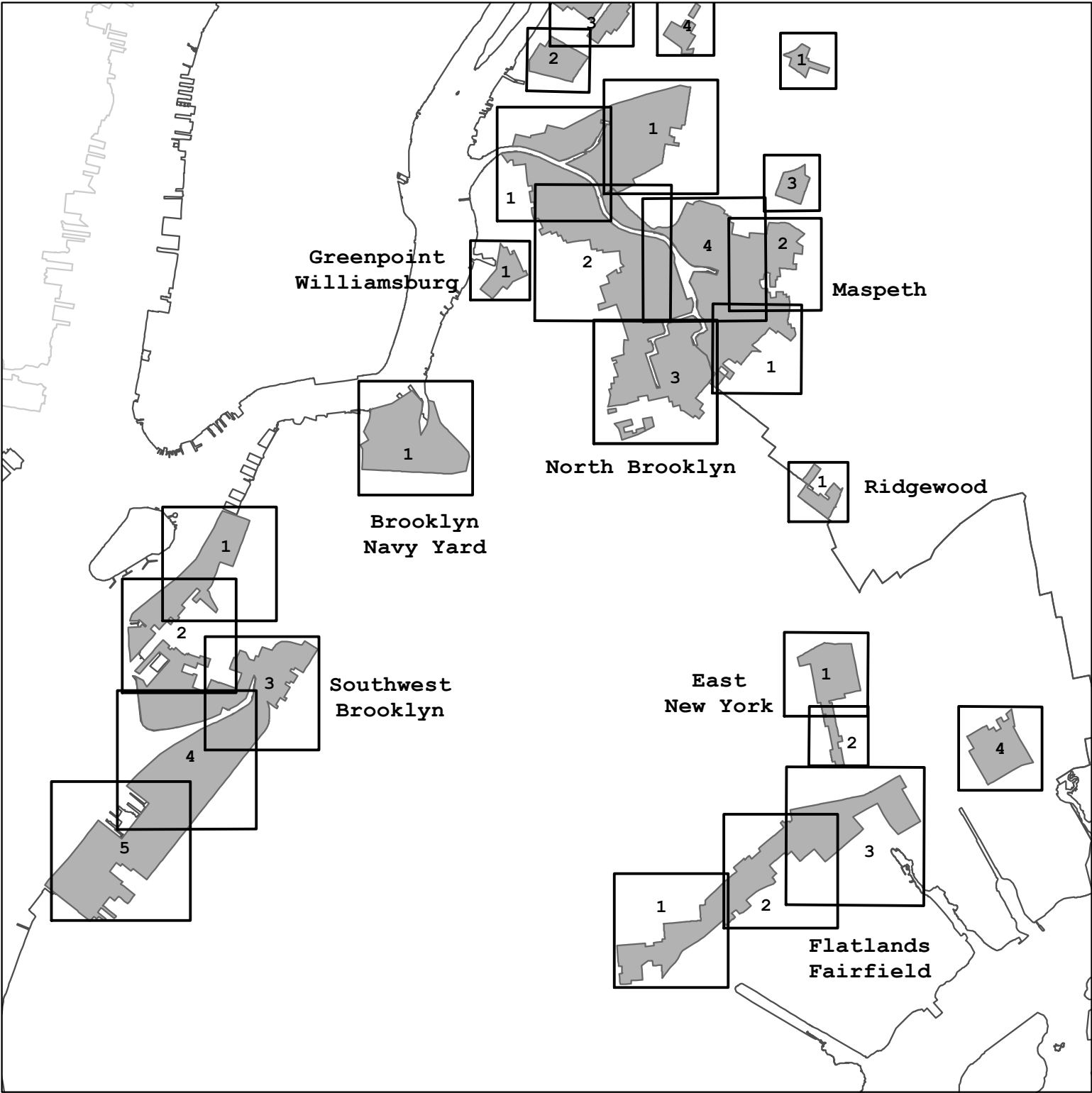
The boundaries of certain designated areas within #Manufacturing Districts# are shown on the maps in this APPENDIX, and include areas in the following Community Districts:

<u>Borough</u>	<u>Community Districts</u>	<u>Name of Designated Area in M District</u>	<u>Map No</u>
<u>Bronx</u>	<u>1, 2</u>	<u>Port Morris</u>	<u>Maps 1, 2, 3</u>
<u>Bronx</u>	<u>2</u>	<u>Hunts Point</u>	<u>Maps 1, 2, 3</u>
<u>Bronx</u>	<u>9, 10</u>	<u>Zerega</u>	<u>Maps 1, 2</u>
<u>Bronx</u>	<u>3, 4, 6</u>	<u>Bathgate</u>	<u>Map 1</u>
<u>Bronx</u>	<u>10, 12</u>	<u>Eastchester</u>	<u>Map 1</u>
<u>Brooklyn</u>	<u>2</u>	<u>Brooklyn Navy Yard</u>	<u>Map 1</u>
<u>Brooklyn</u>	<u>6, 7</u>	<u>Southwest Brooklyn</u>	<u>Maps 1, 2, 3, 4, 5</u>
<u>Brooklyn</u>	<u>5, 16, 17, 18</u>	<u>Flatlands/Fairfield</u>	<u>Maps 1, 2, 3, 4</u>
<u>Brooklyn</u>	<u>5, 16</u>	<u>East New York</u>	<u>Maps 1, 2</u>
<u>Brooklyn/Queens</u>	<u>BK 4 / QN 5</u>	<u>Ridgewood</u>	<u>Map 1</u>
<u>Brooklyn</u>	<u>1</u>	<u>Williamsburg/Greenpoint</u>	<u>Map 1</u>
<u>Brooklyn/Queens</u>	<u>BK 1, 4 / QN 2</u>	<u>North Brooklyn/Long Island City/Maspeth</u>	<u>Maps 1, 2, 3</u>
<u>Queens/Brooklyn</u>	<u>QN 2, 5 / BK 1</u>	<u>Maspeth/North Brooklyn</u>	<u>Maps 1, 2, 3, 4</u>
<u>Queens</u>	<u>1, 2</u>	<u>Long Island City</u>	<u>Maps 1, 2, 3, 4</u>
<u>Queens</u>	<u>2</u>	<u>Woodside</u>	<u>Map 1</u>
<u>Queens</u>	<u>1</u>	<u>Steinway</u>	<u>Maps 1, 2</u>
<u>Queens</u>	<u>9, 12</u>	<u>Jamaica</u>	<u>Maps 1, 2, 3, 4</u>
<u>Queens</u>	<u>10, 12, 13</u>	<u>JFK</u>	<u>Maps 1, 2, 3</u>
<u>Staten Island</u>	<u>1</u>	<u>North Shore</u>	<u>Maps 1, 2, 3, 4, 5</u>
<u>Staten Island</u>	<u>1, 2</u>	<u>West Shore</u>	<u>Maps 1, 2, 3</u>
<u>Staten Island</u>	<u>3</u>	<u>Rossville</u>	<u>Map 1</u>

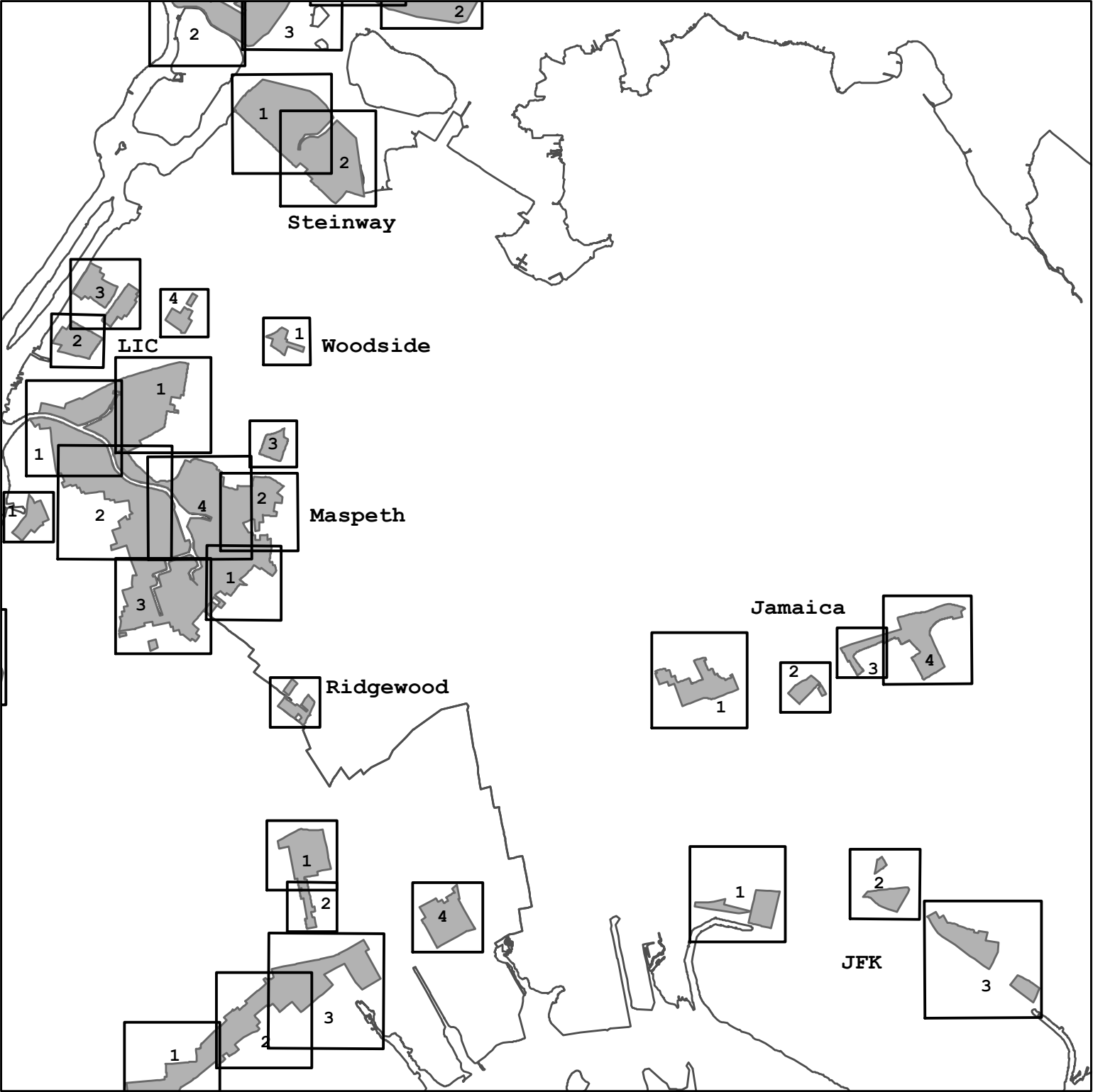
The Bronx



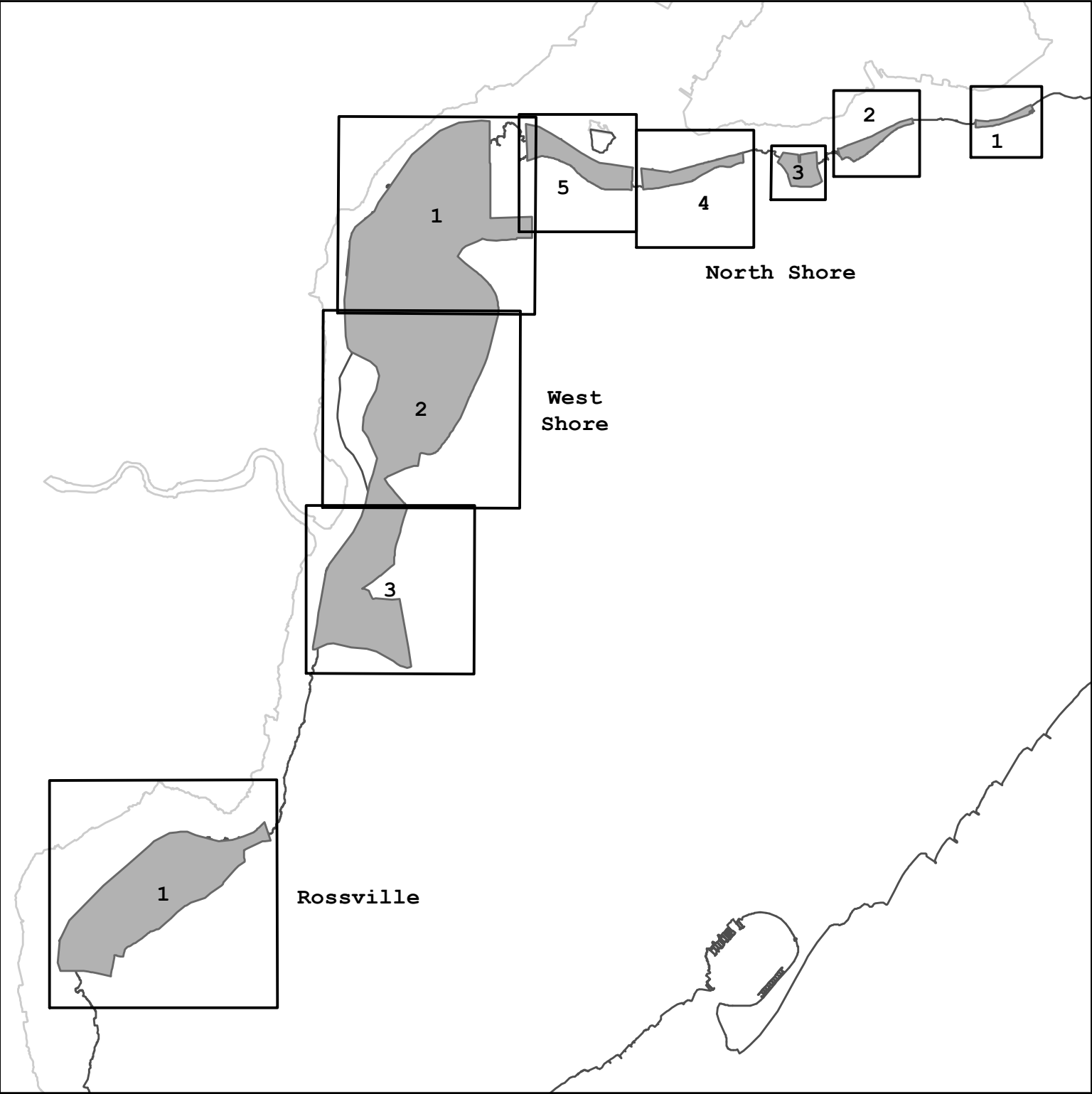
Brooklyn



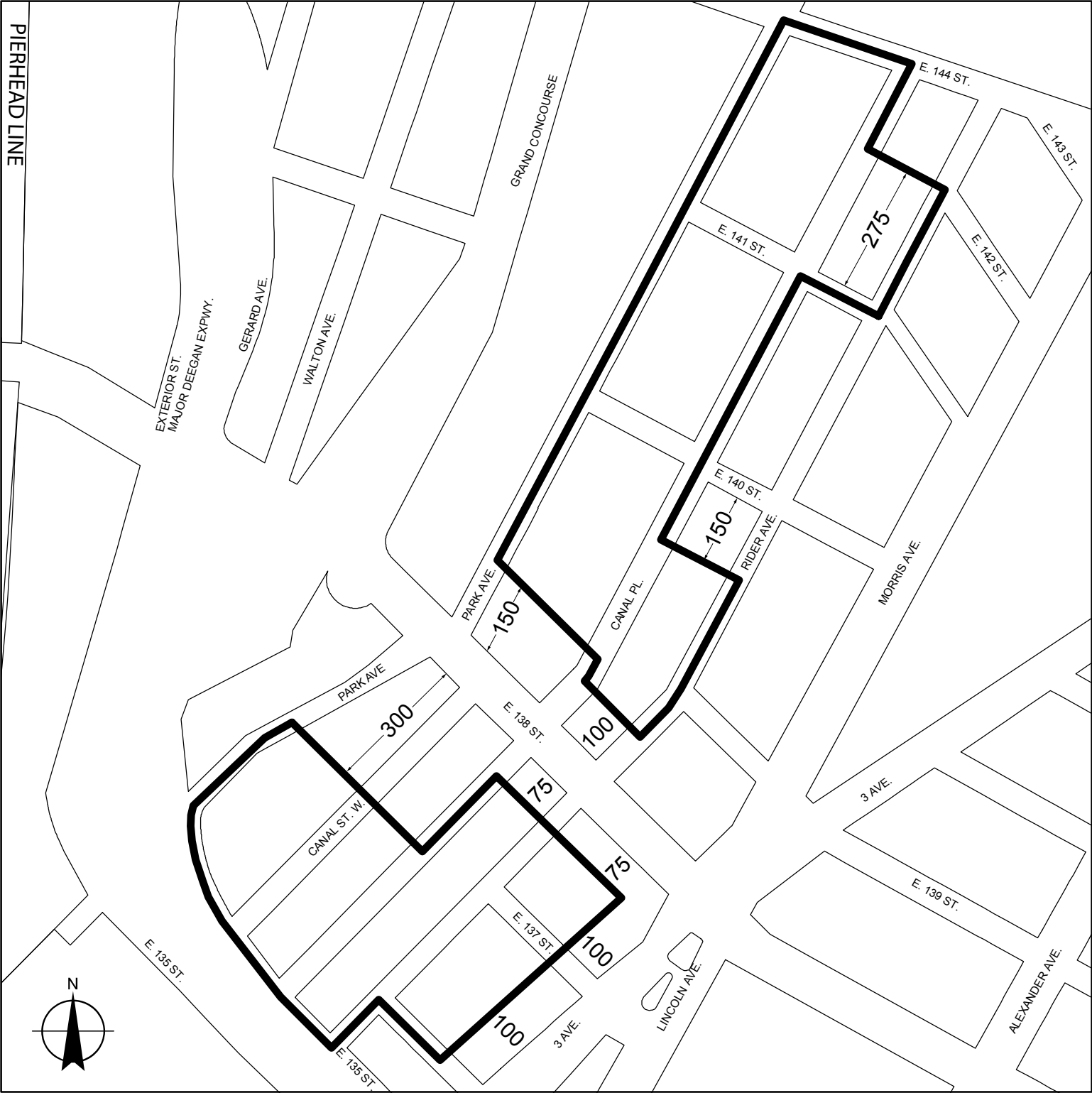
Queens



Staten Island

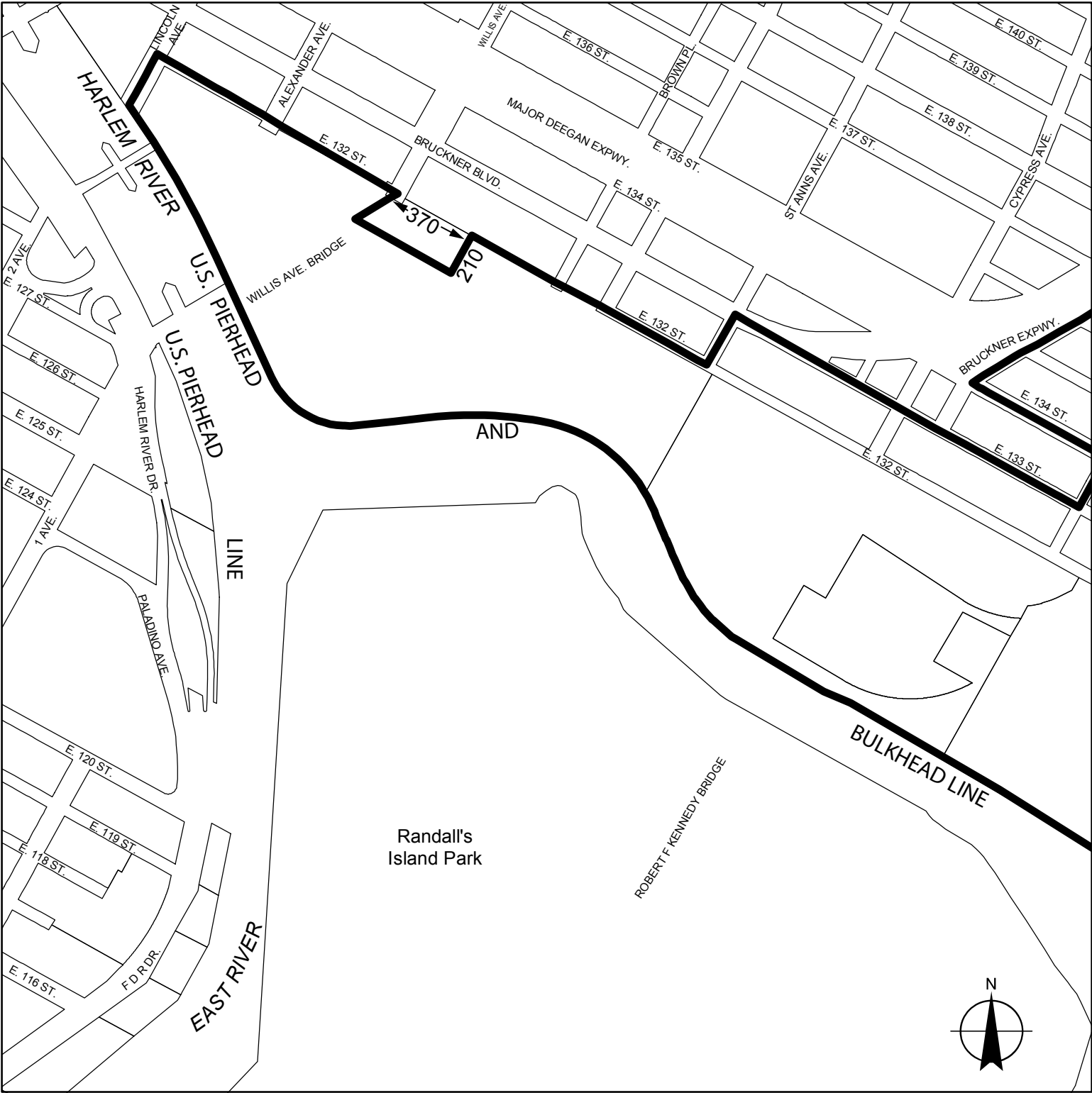


Port Morris  
Map 1



Portion of Community District 1, Bronx

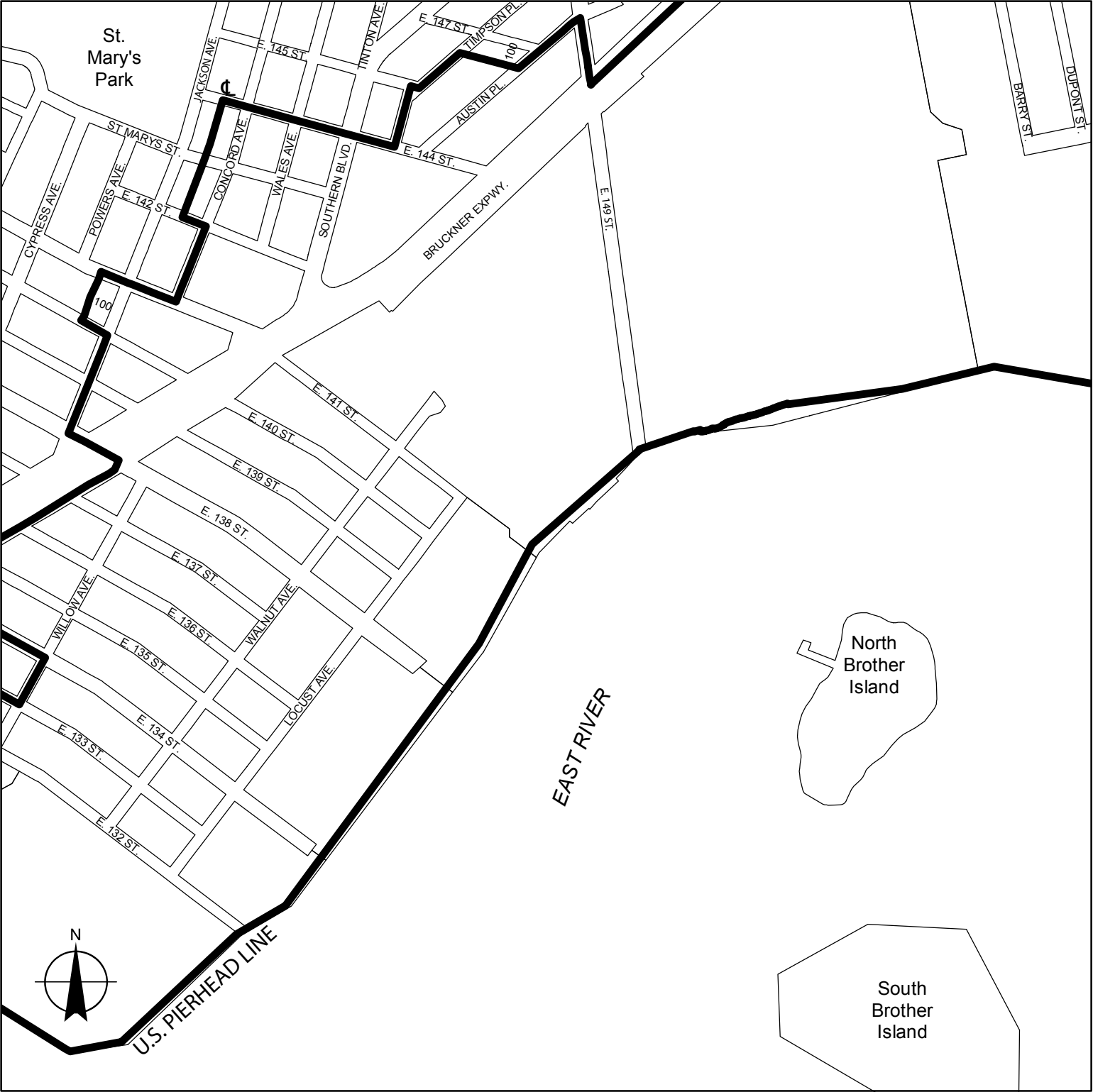
Port Morris  
Map 2



Portion of Community District 1, Bronx

Port Morris/Hunts Point

Map 3



Portions of Community Districts 1 and 2, Bronx



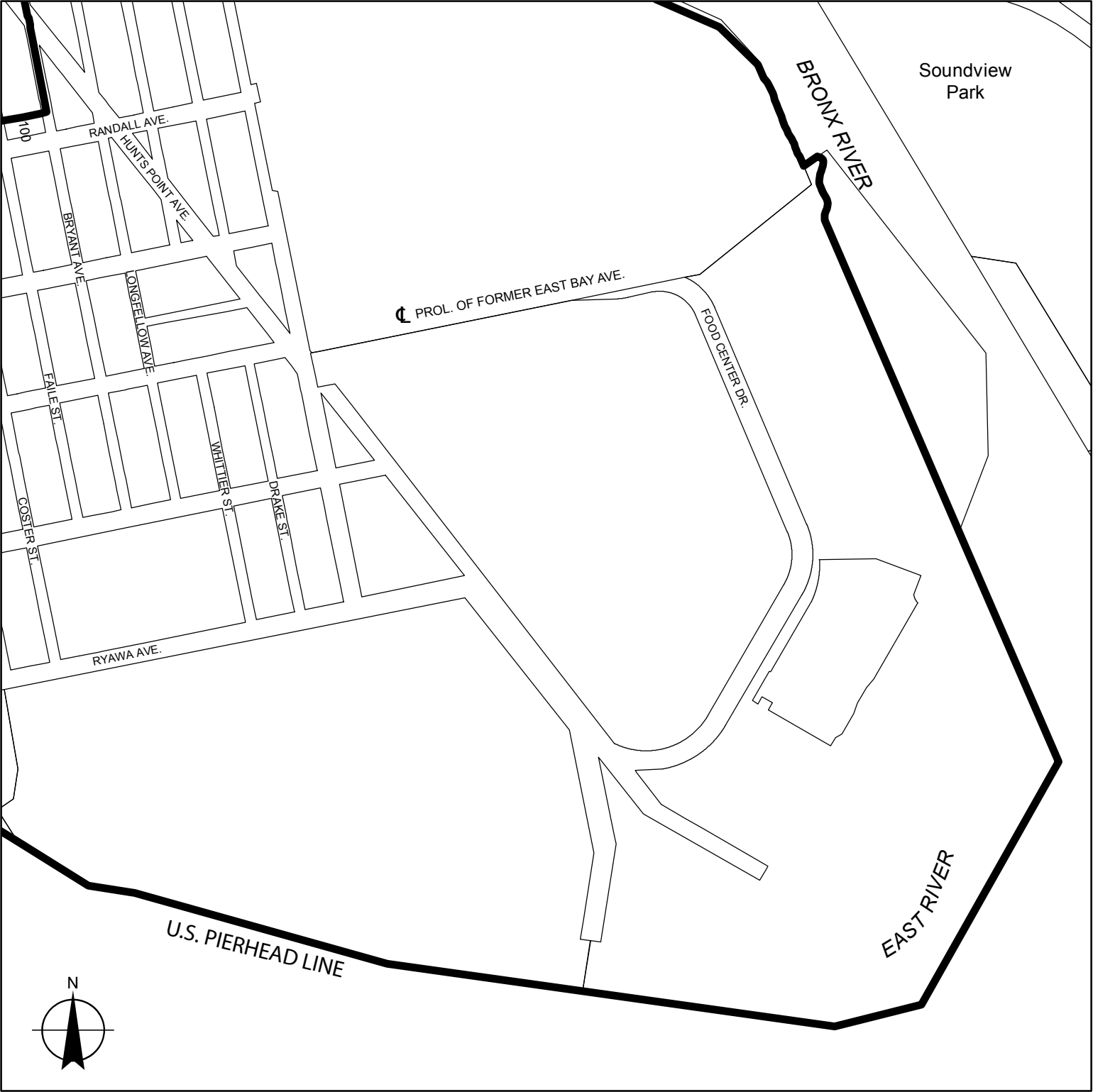
# Hunts Point

Map 1



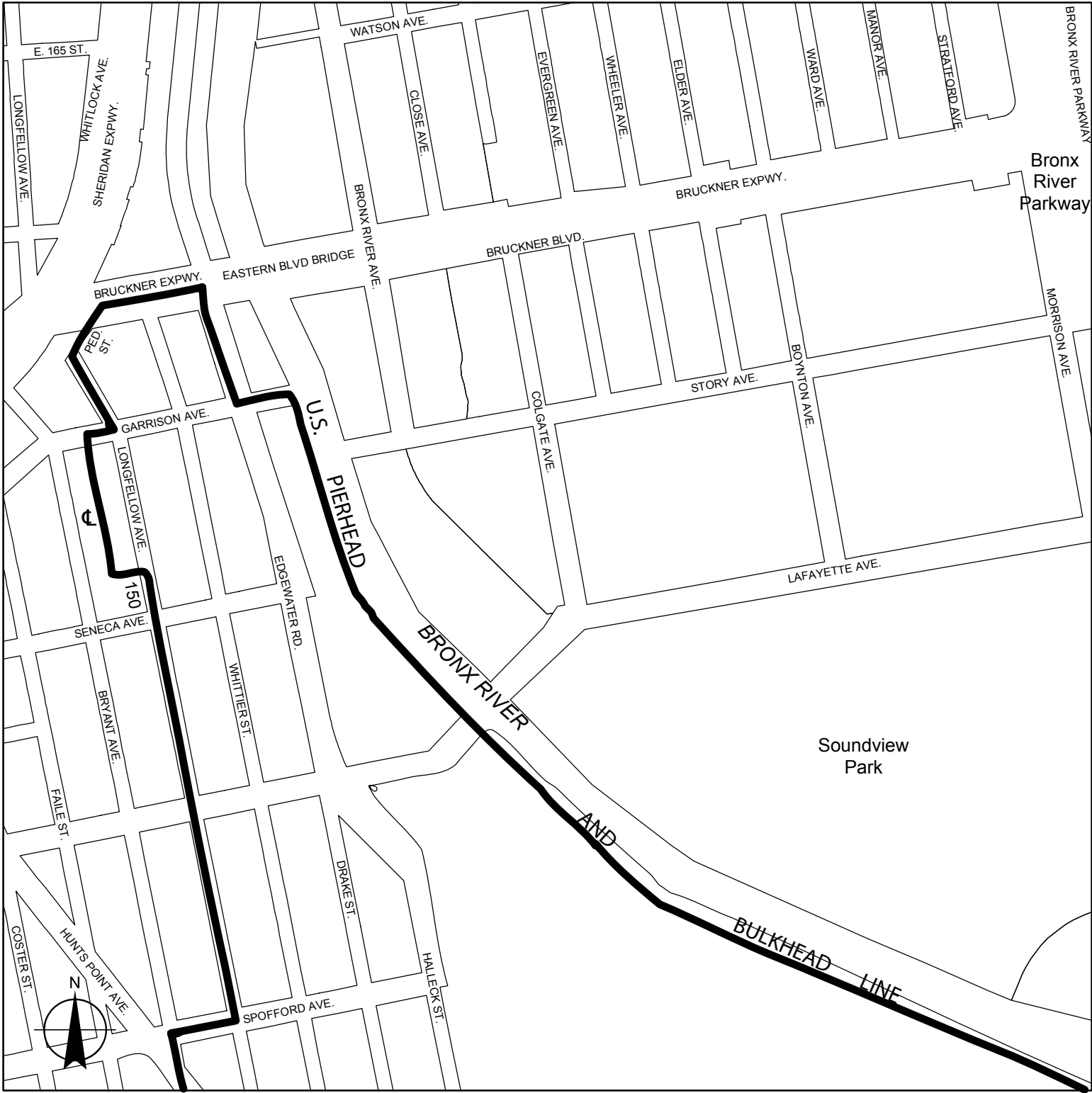
Portion of Community District 2, Bronx

Hunts Point  
Map 2



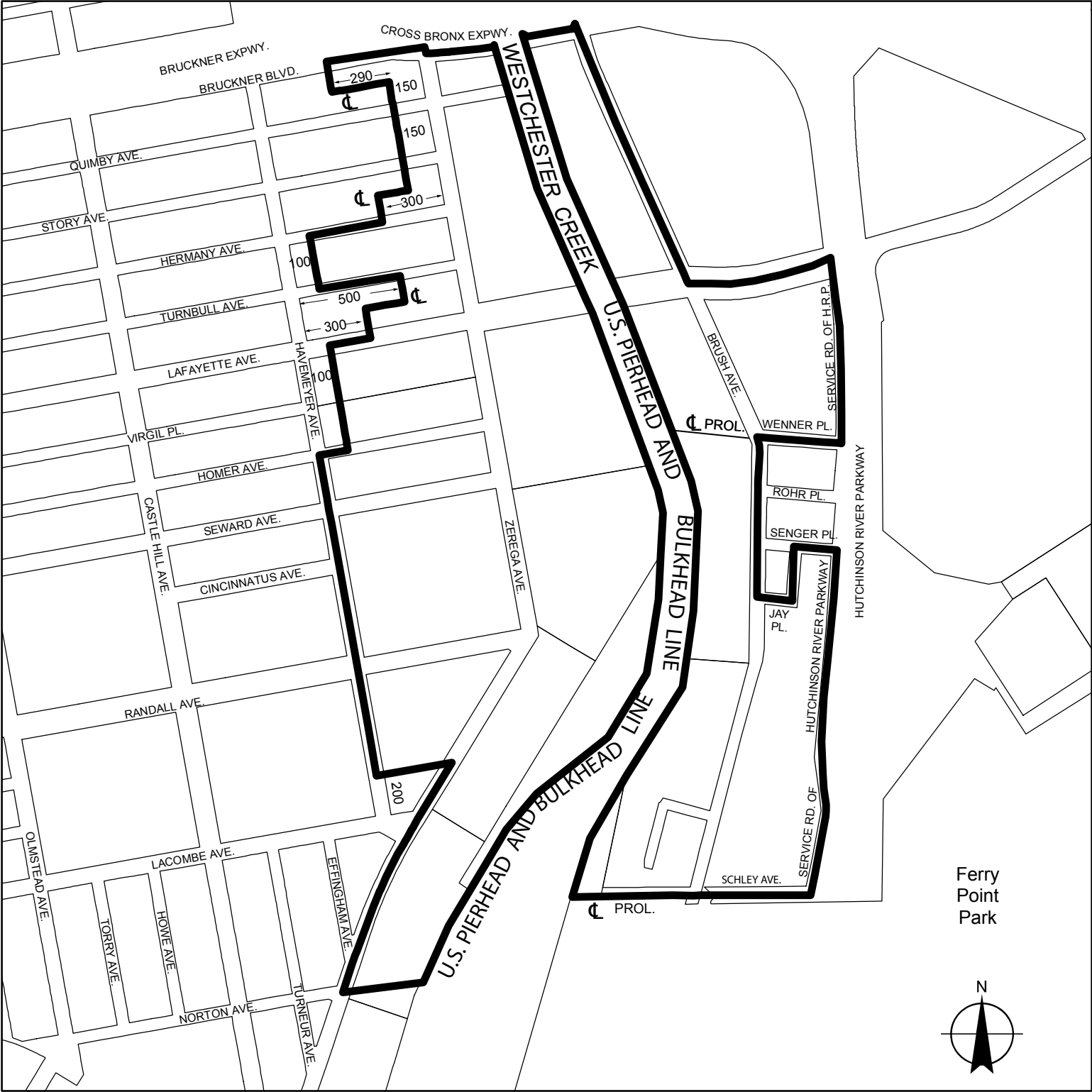
Portion of Community District 2, Bronx

Hunts Point  
Map 3



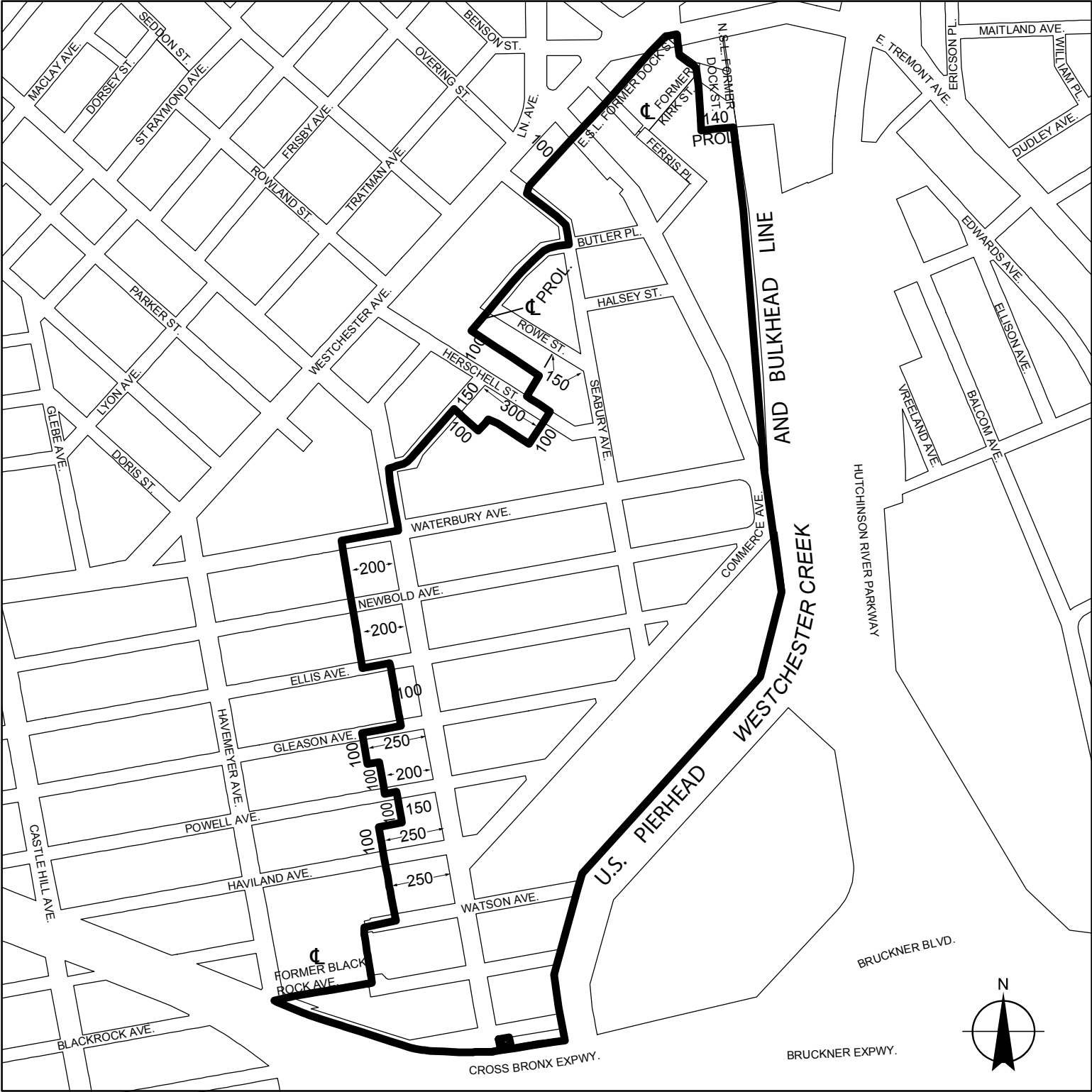
Portion of Community District 2, Bronx

Zerega  
Map 1



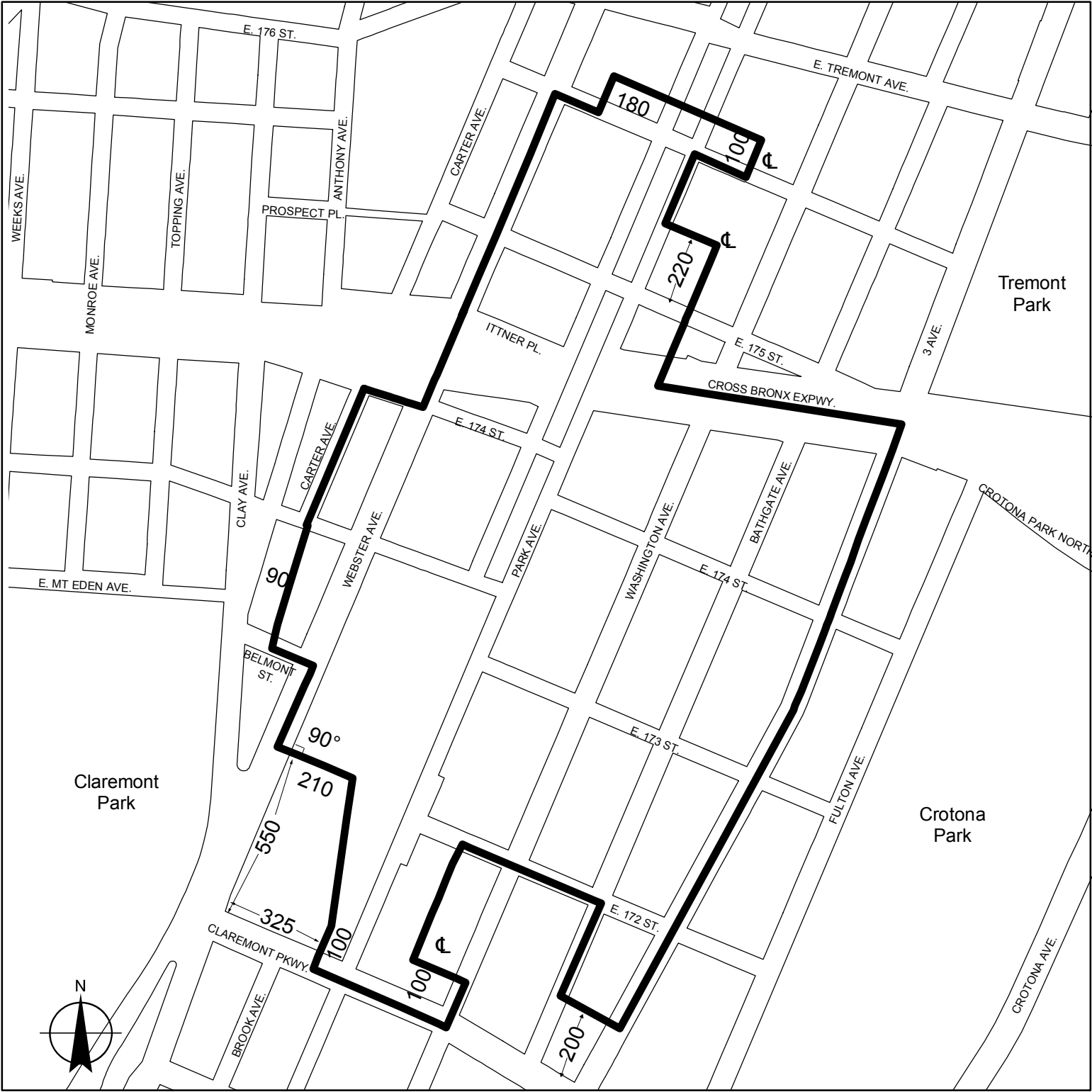
Portion of Community District 9, Bronx

Zerega  
Map 2



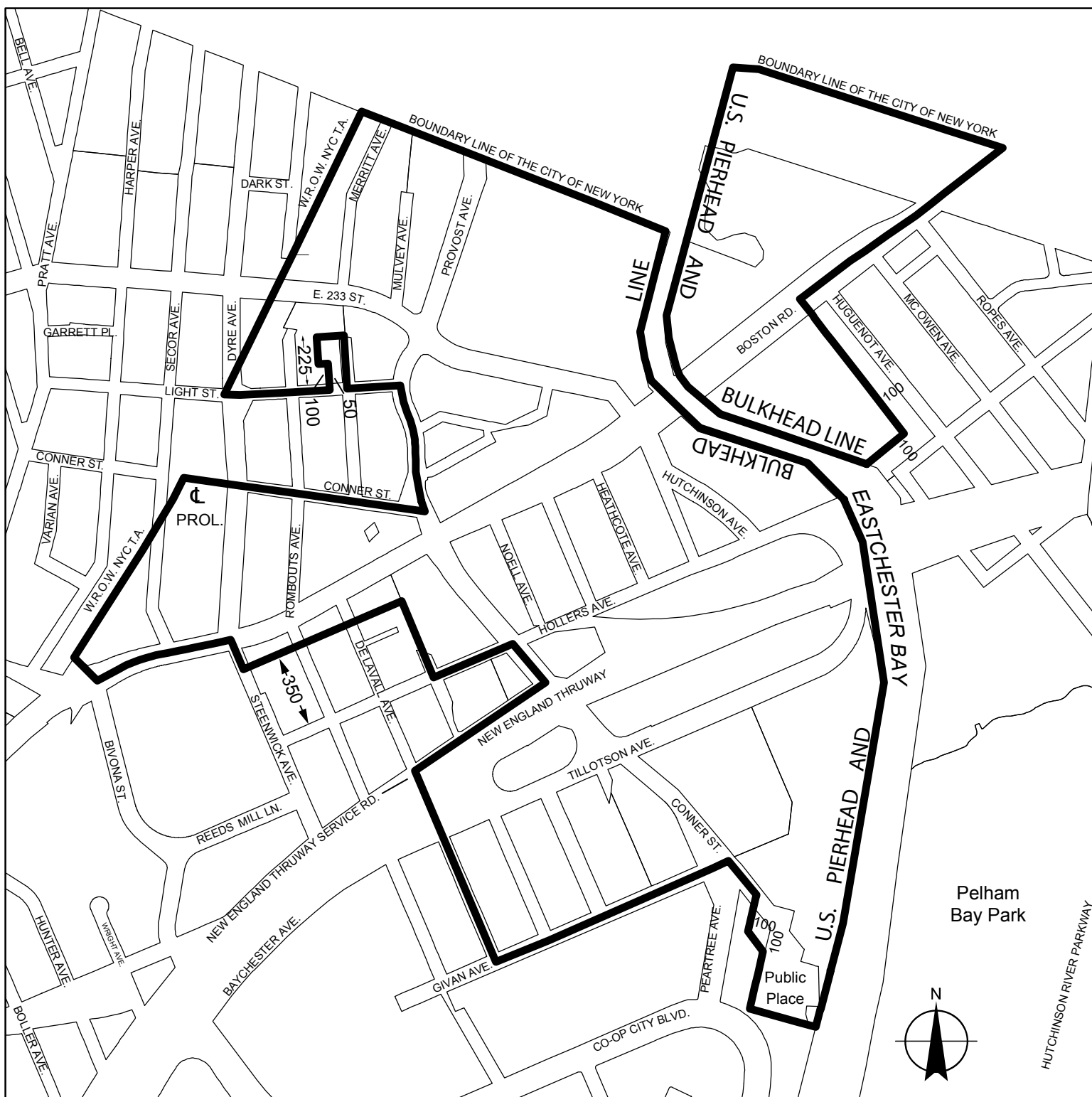
Portions of Community Districts 9 and 10, Bronx

Bathgate  
Map 1



Portion of Community Districts 3, 4, and 6, Bronx

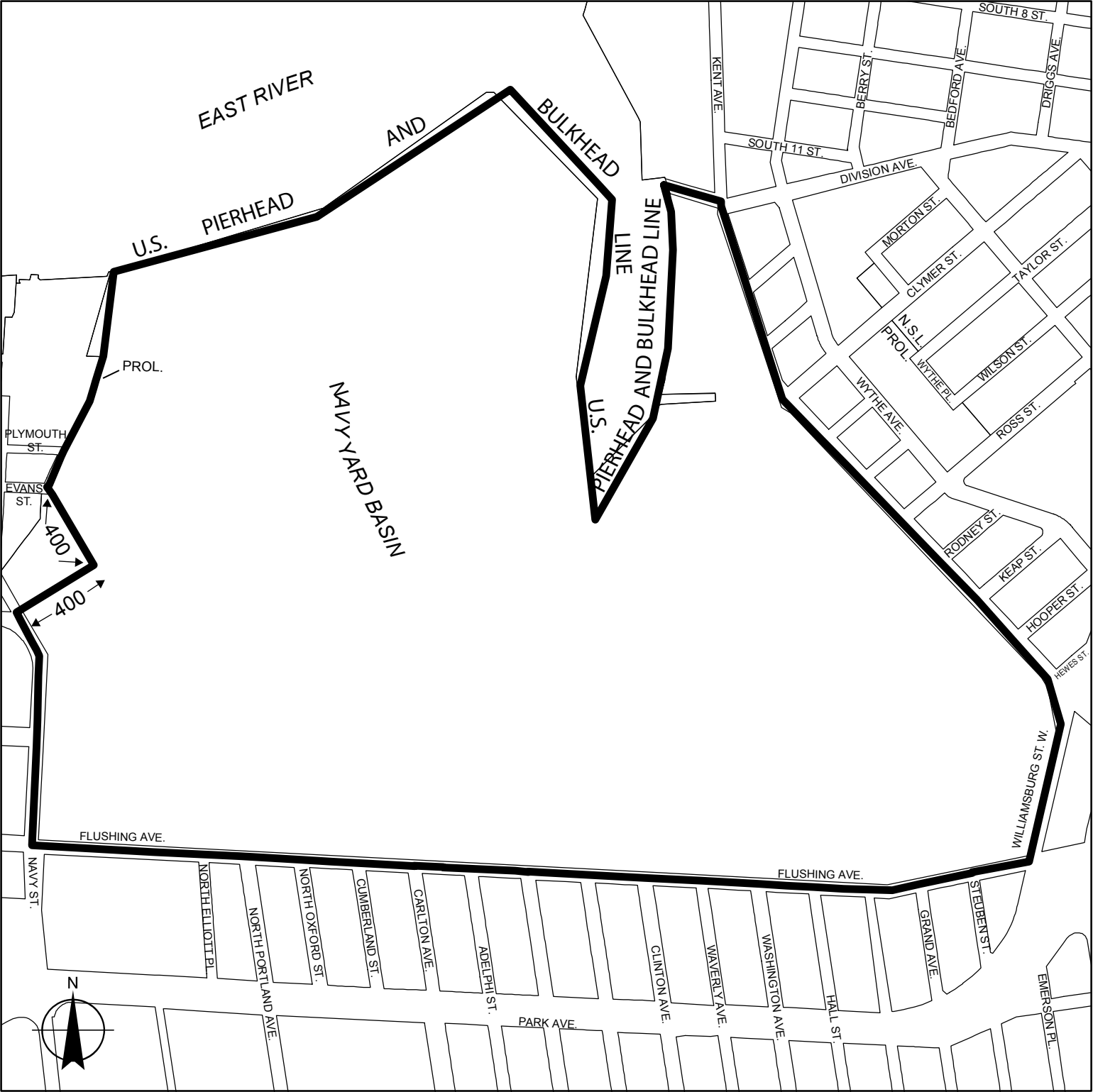
## Map 1



Portions of Community Districts 10 and 12, Bronx

# Brooklyn Navy Yard

Map 1



Portion of Community District 2, Brooklyn



## Map 1

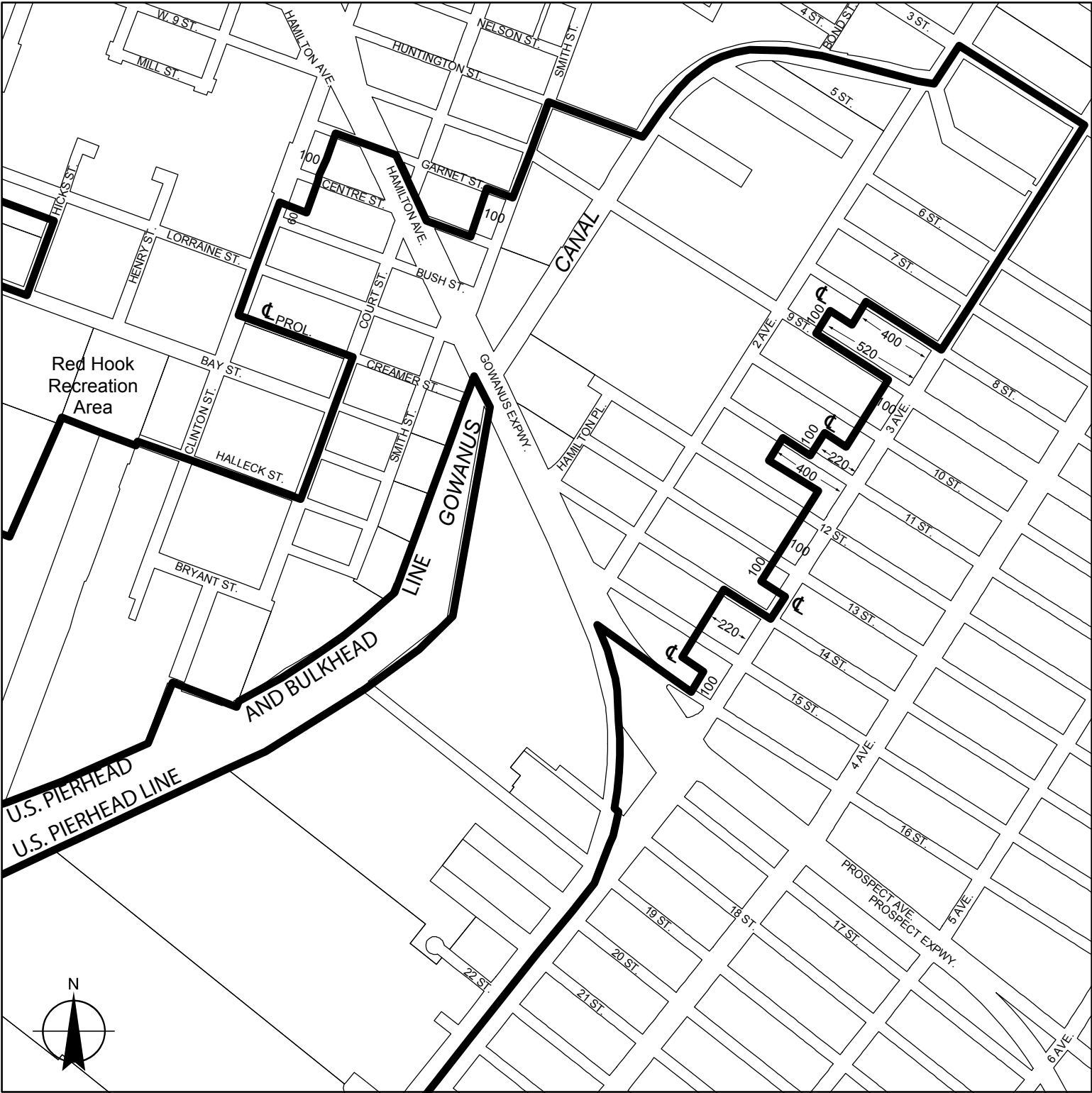


Portion of Community District 6, Brooklyn

## Map 2



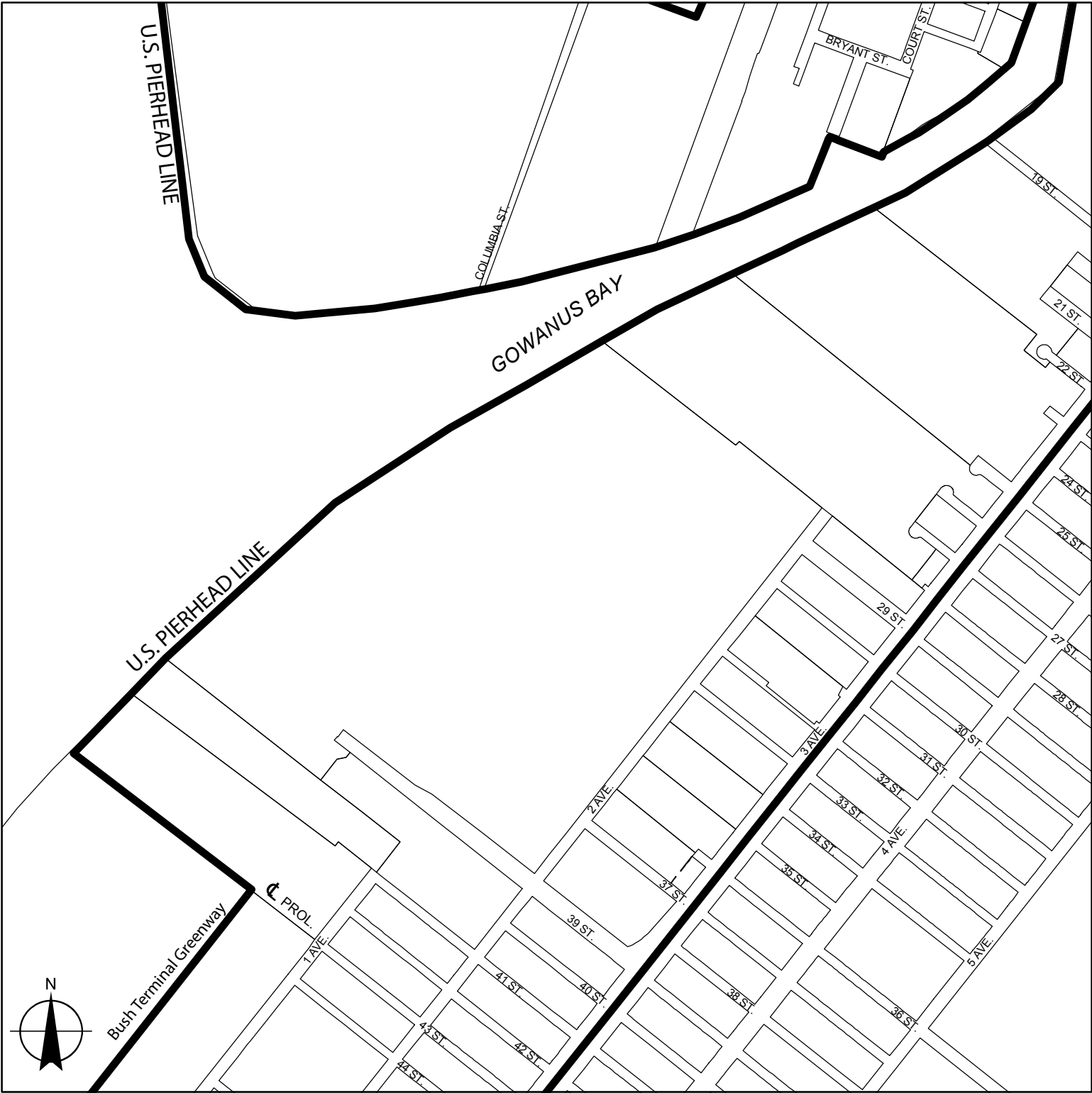
Southwest Brooklyn  
Map 3



Portions of Community Districts 6 and 7, Brooklyn

Southwest Brooklyn

Map 4



Portions of Community Districts 6 and 7, Brooklyn

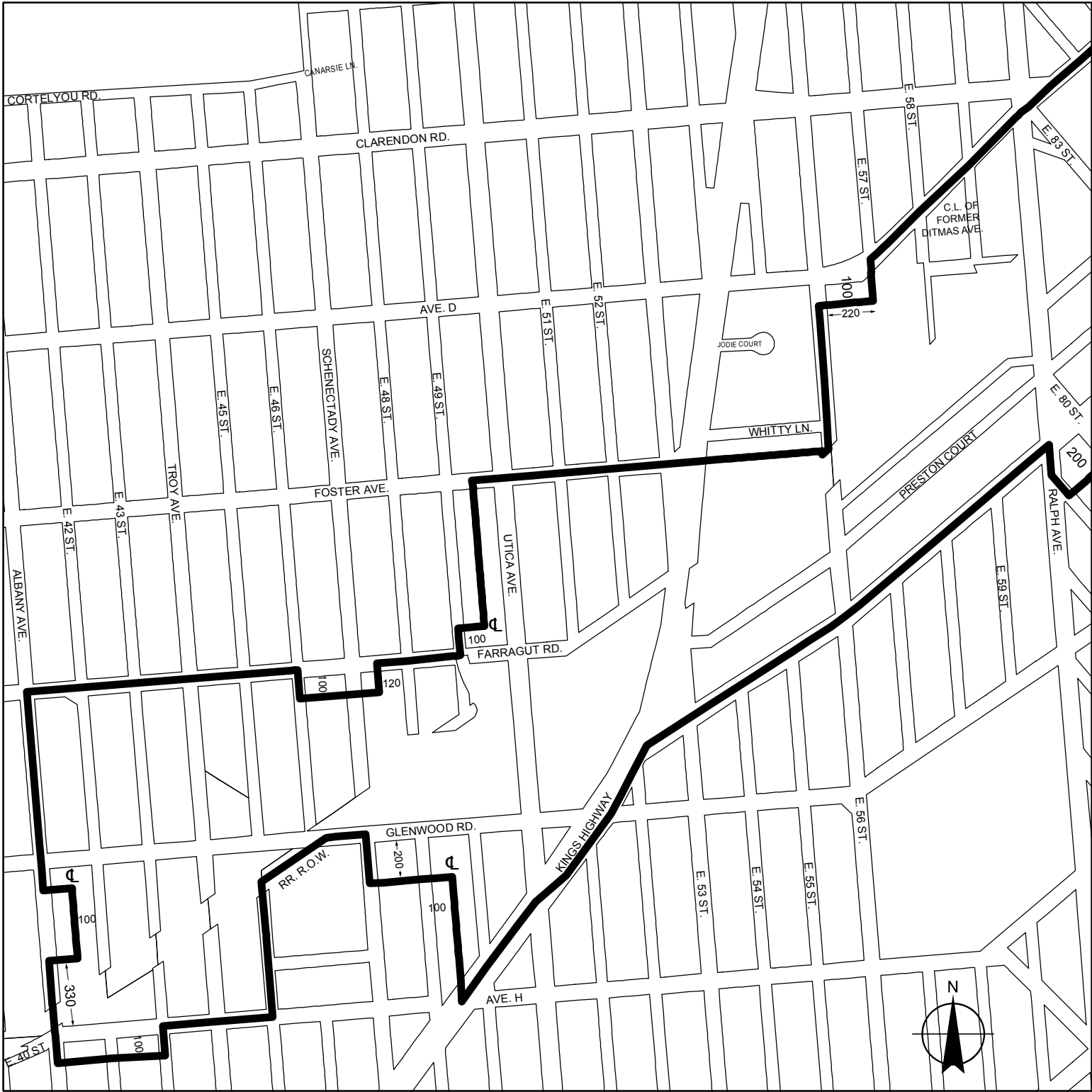
Southwest Brooklyn  
Map 5



Portion of Community District 7, Brooklyn

Flatlands/Fairfield

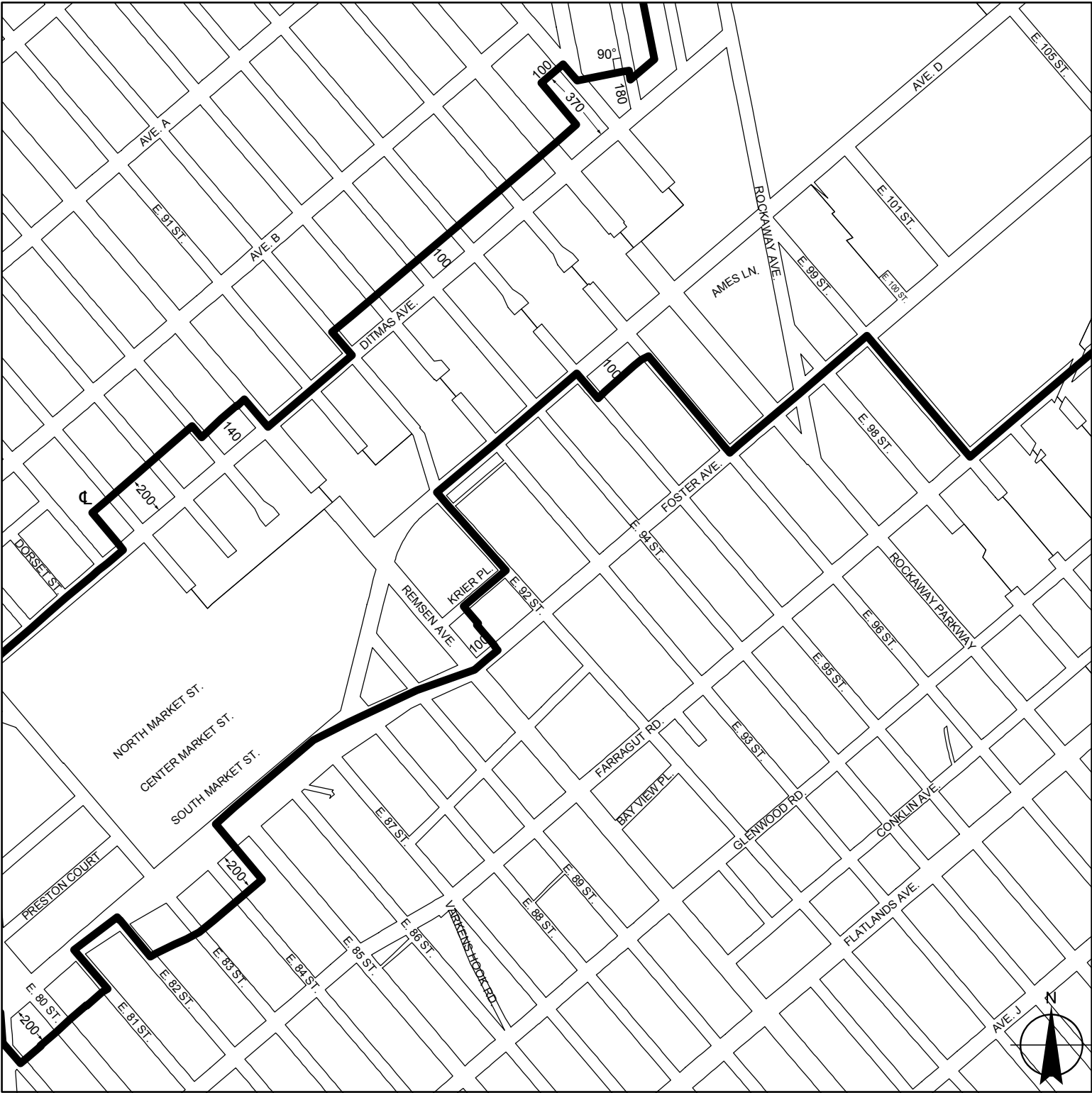
Map 1



Portions of Community Districts 17 and 18, Brooklyn

Flatlands/Fairfield

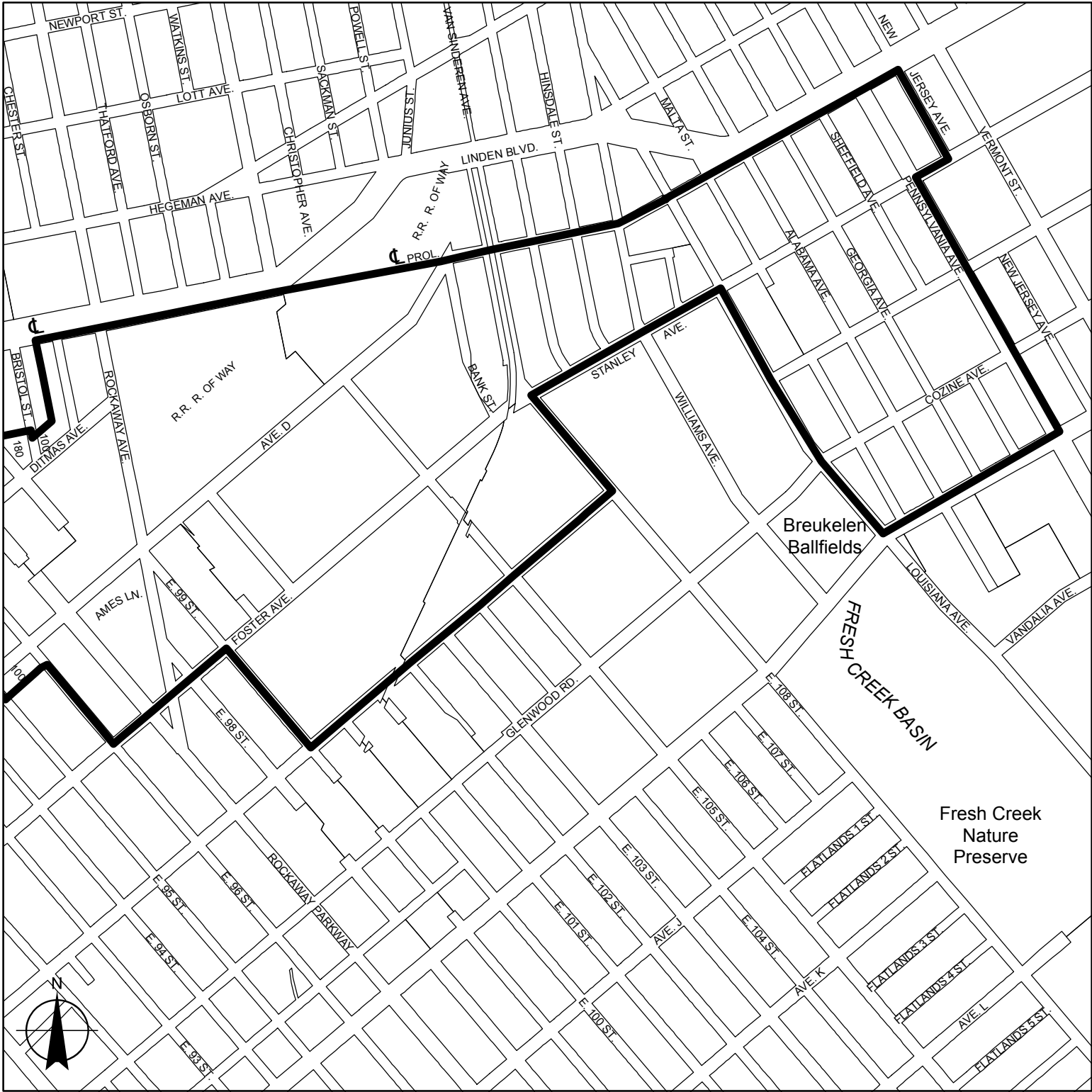
Map 2



Portions of Community Districts 17 and 18, Brooklyn

Flatlands/Fairfield

Map 3

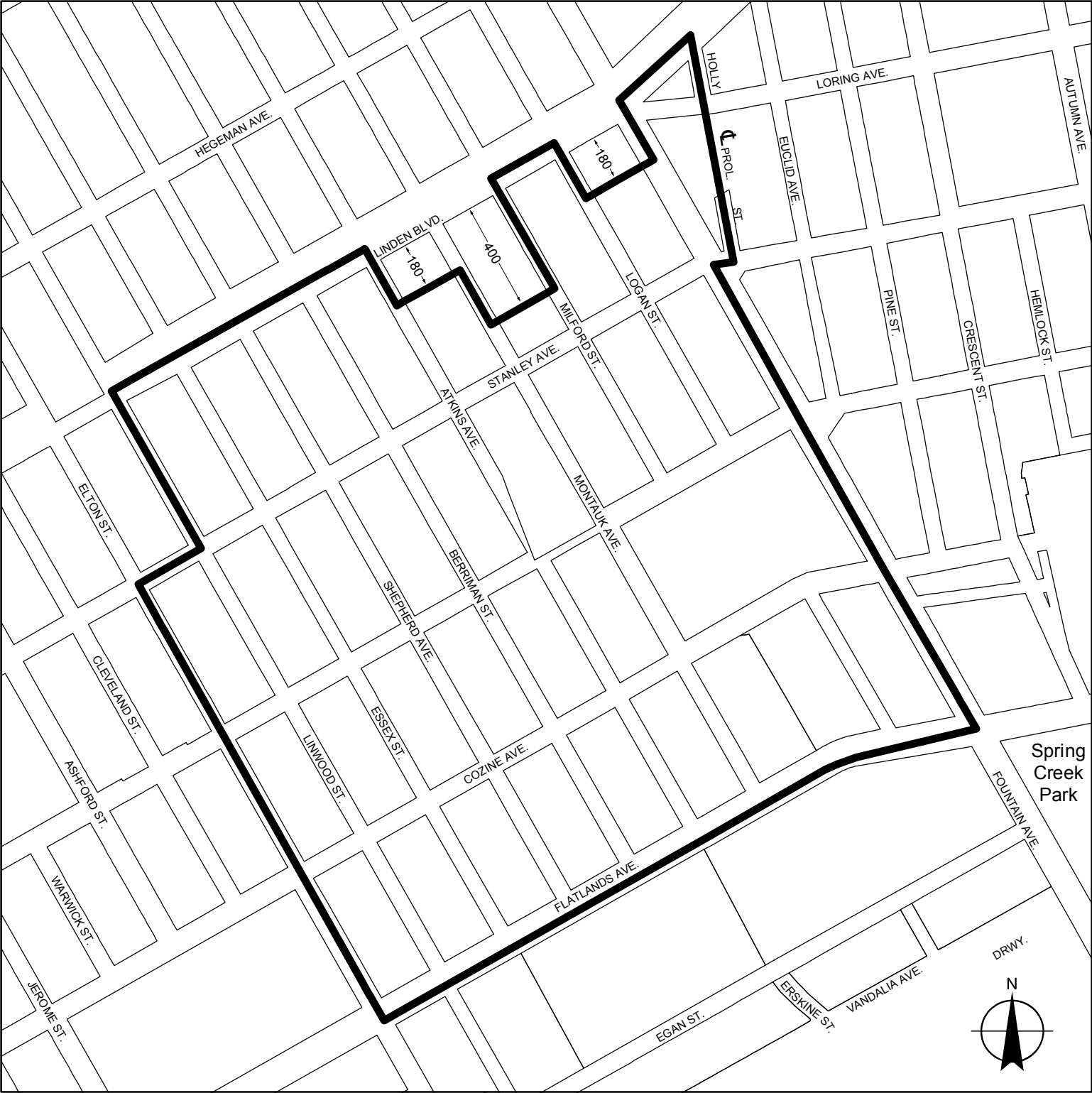


Portions of Community Districts 5, 16, and 18, Brooklyn



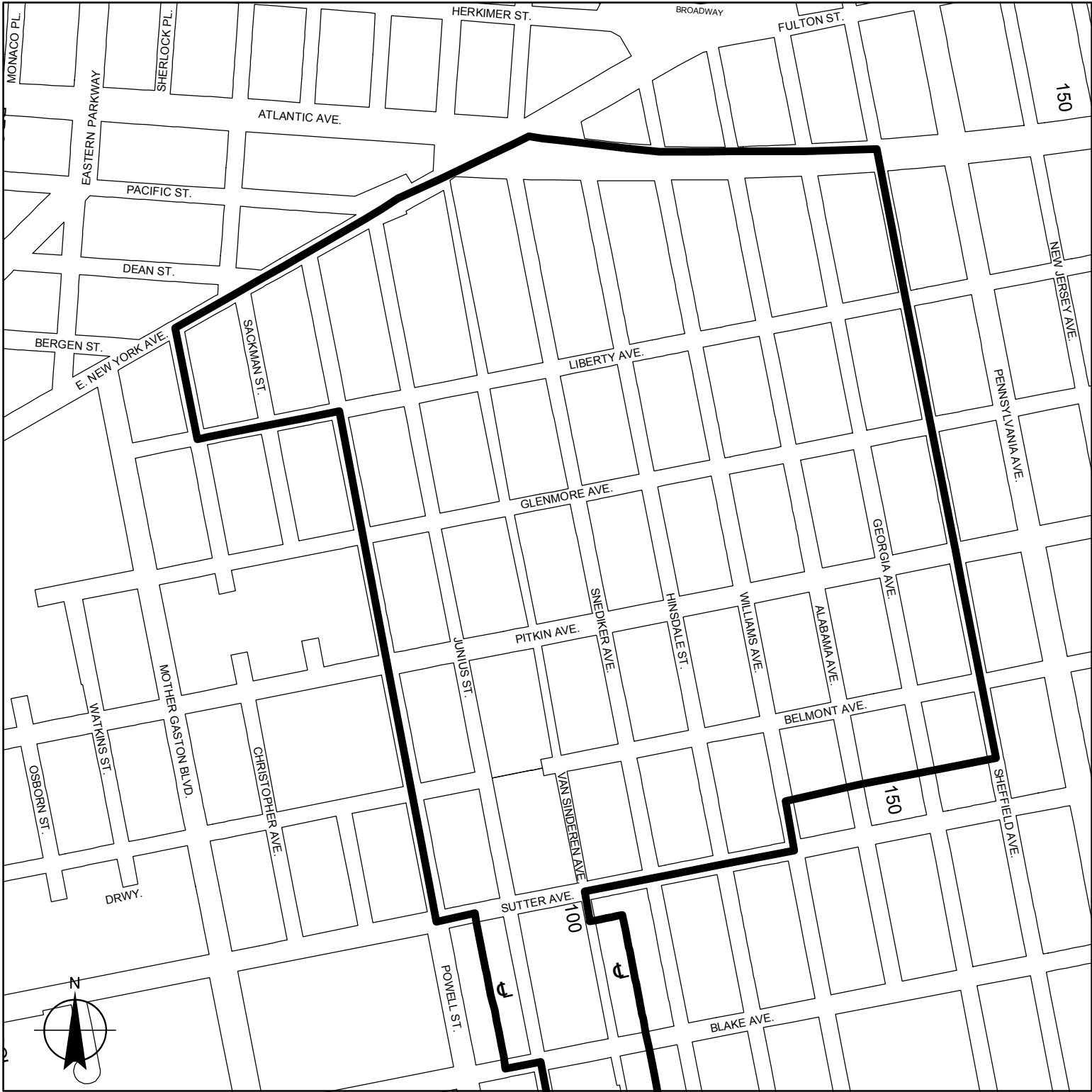
Flatlands/Fairfield

Map 4



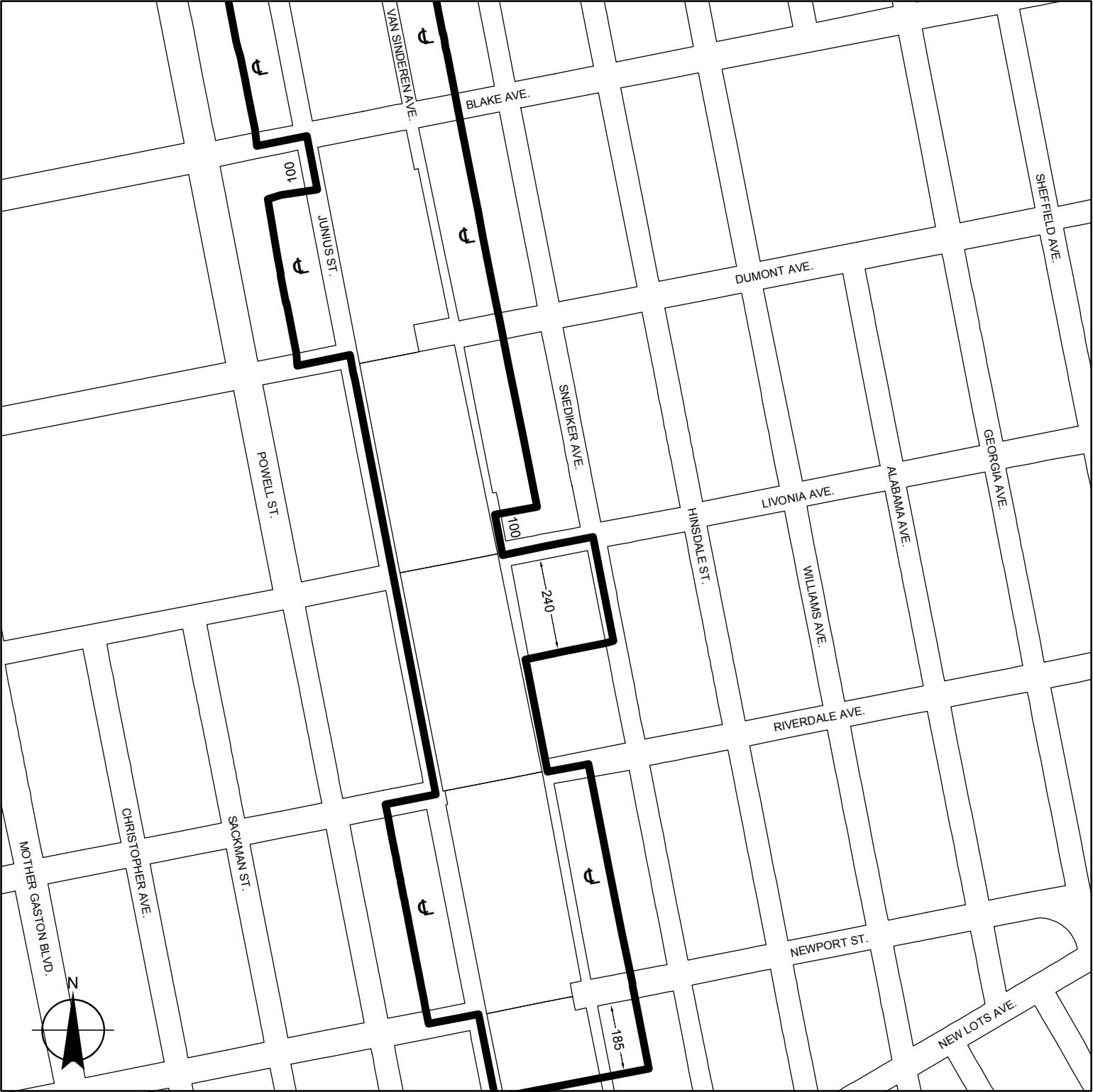
Portion of Community District 5, Brooklyn

East New York  
Map 1



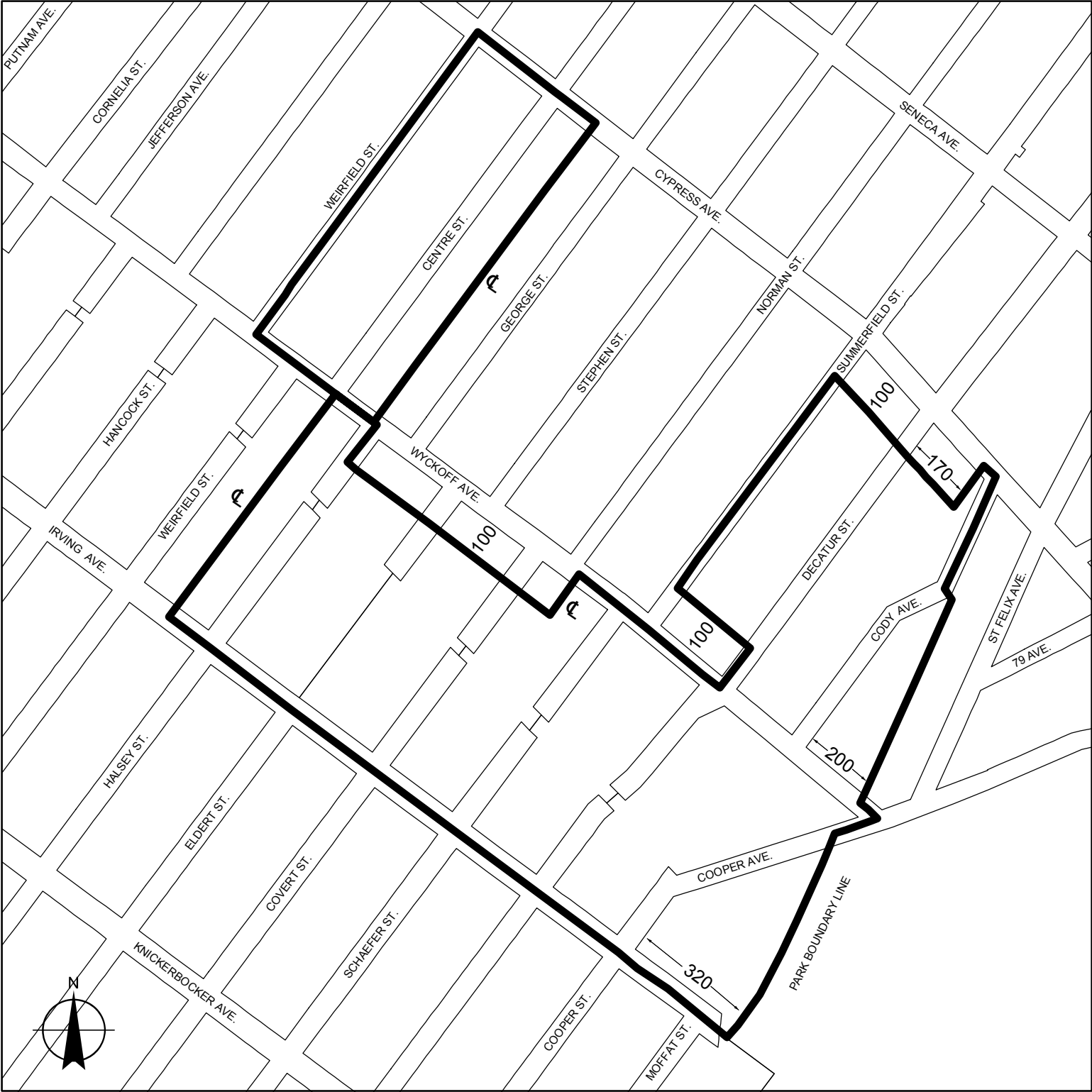
Portion of Community District 5, Brooklyn

East New York  
Map 2



Portions of Community Districts 5 and 16, Brooklyn

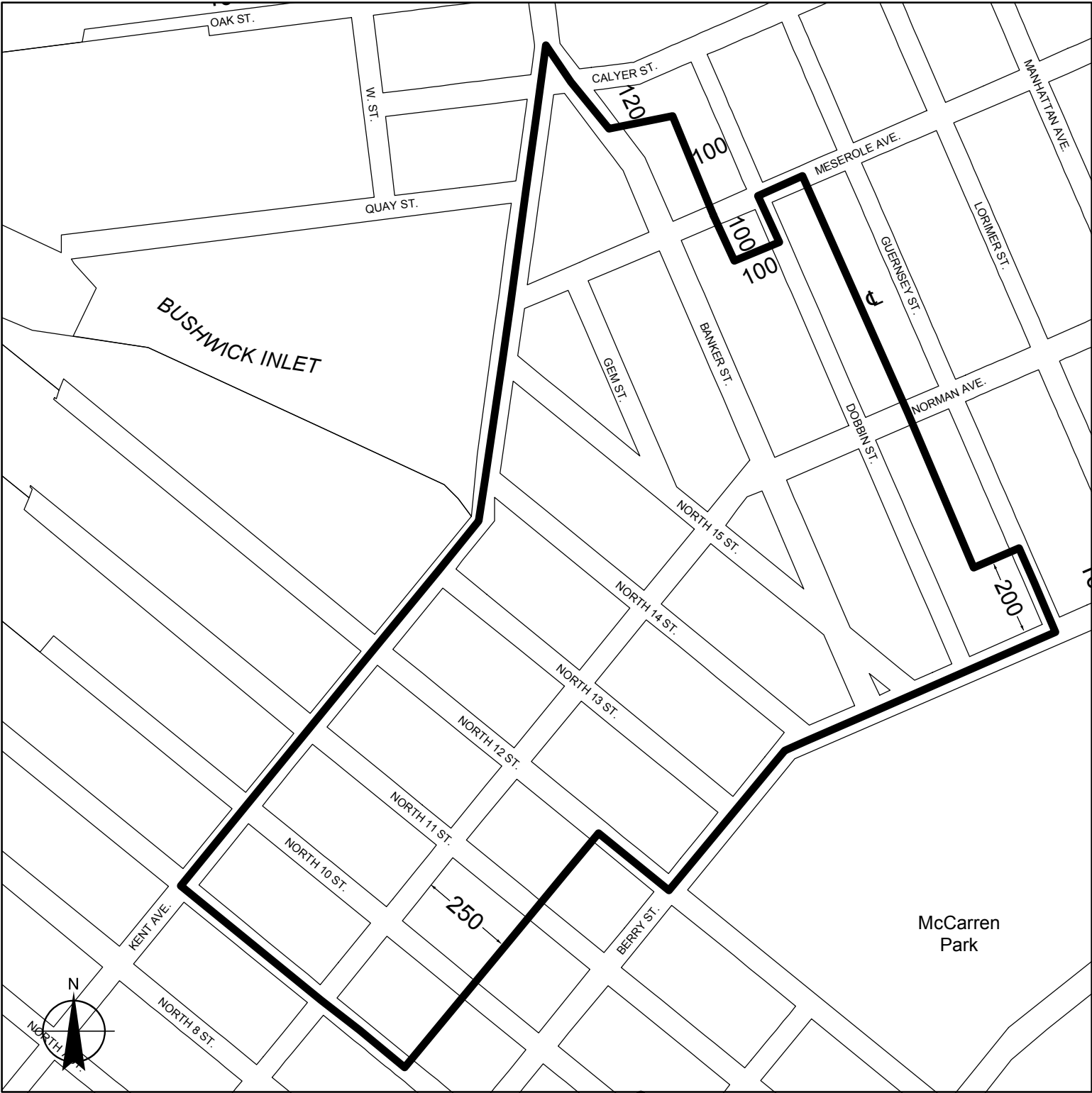
Ridgewood  
Map 1



Portions of Community District 4, Brooklyn and Community District 5, Queens

# Williamsburg/Greenpoint

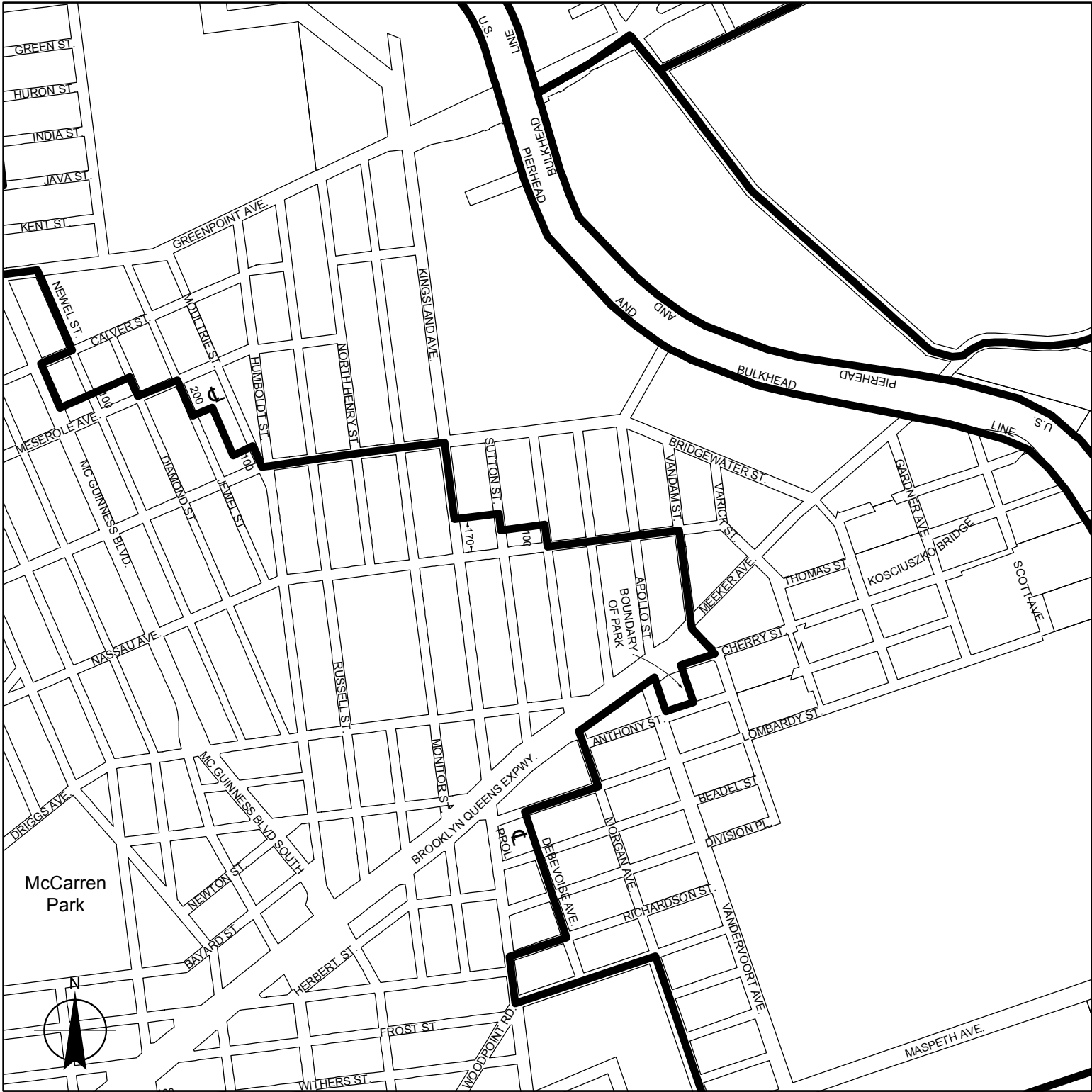
Map 1



Portion of Community District 1, Brooklyn



North Brooklyn/Maspeth  
Map 2

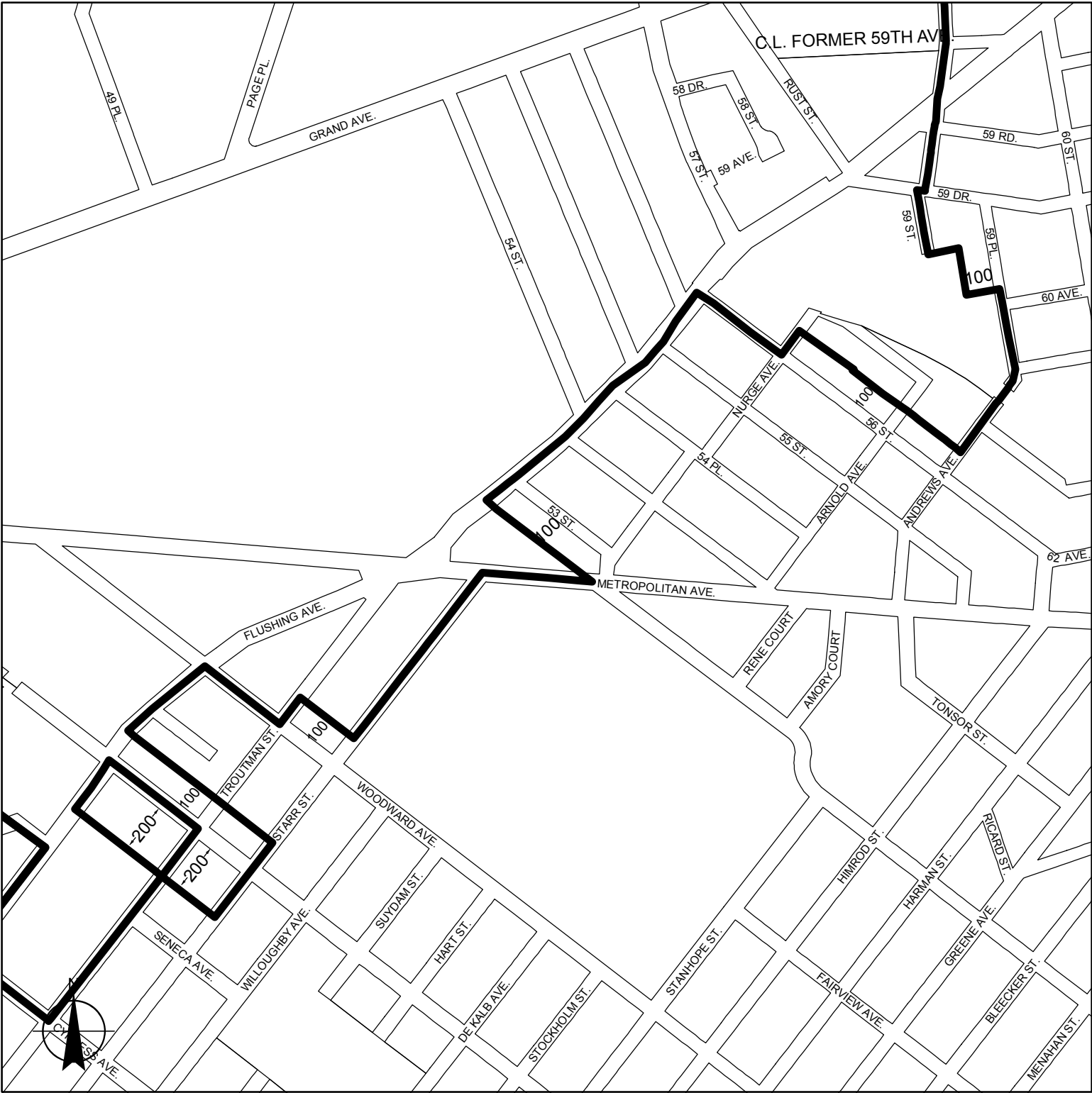


Portions of Community District 1, Brooklyn and Community District 2, Queens



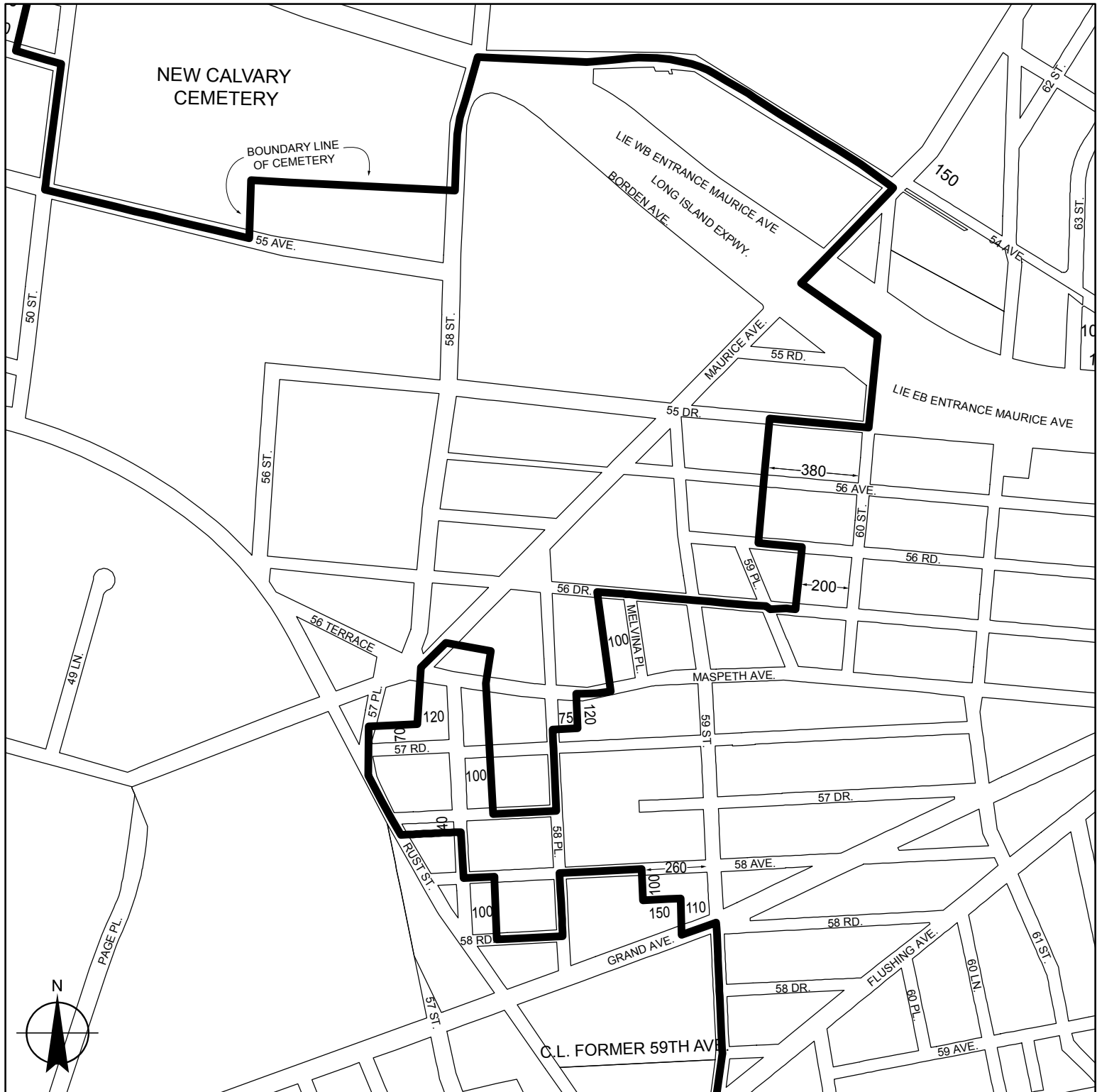


Maspeth  
Map 1



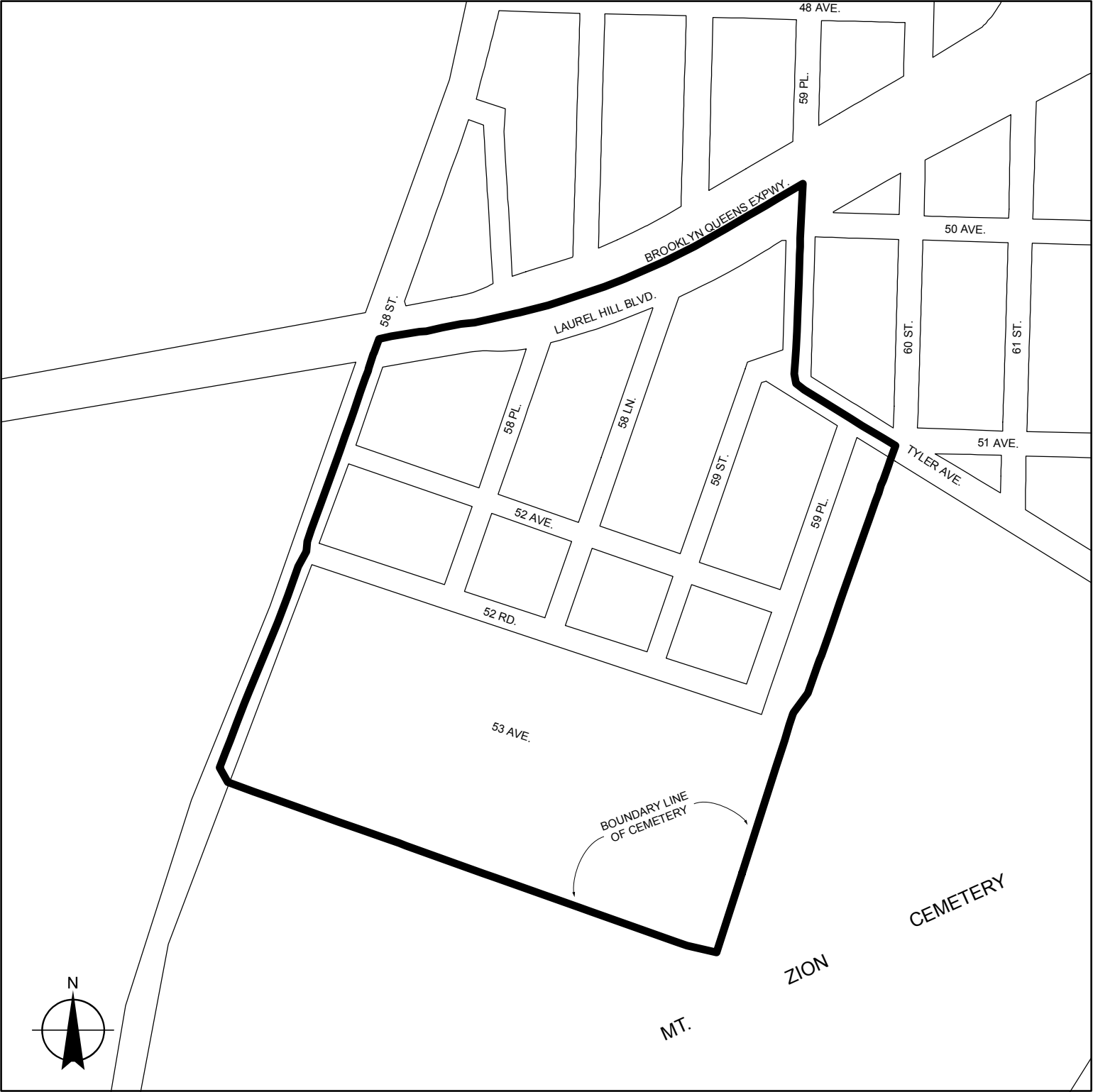
Portion of Community District 5, Queens

## Map 2



## Portions of Community Districts 2 and 5, Queens

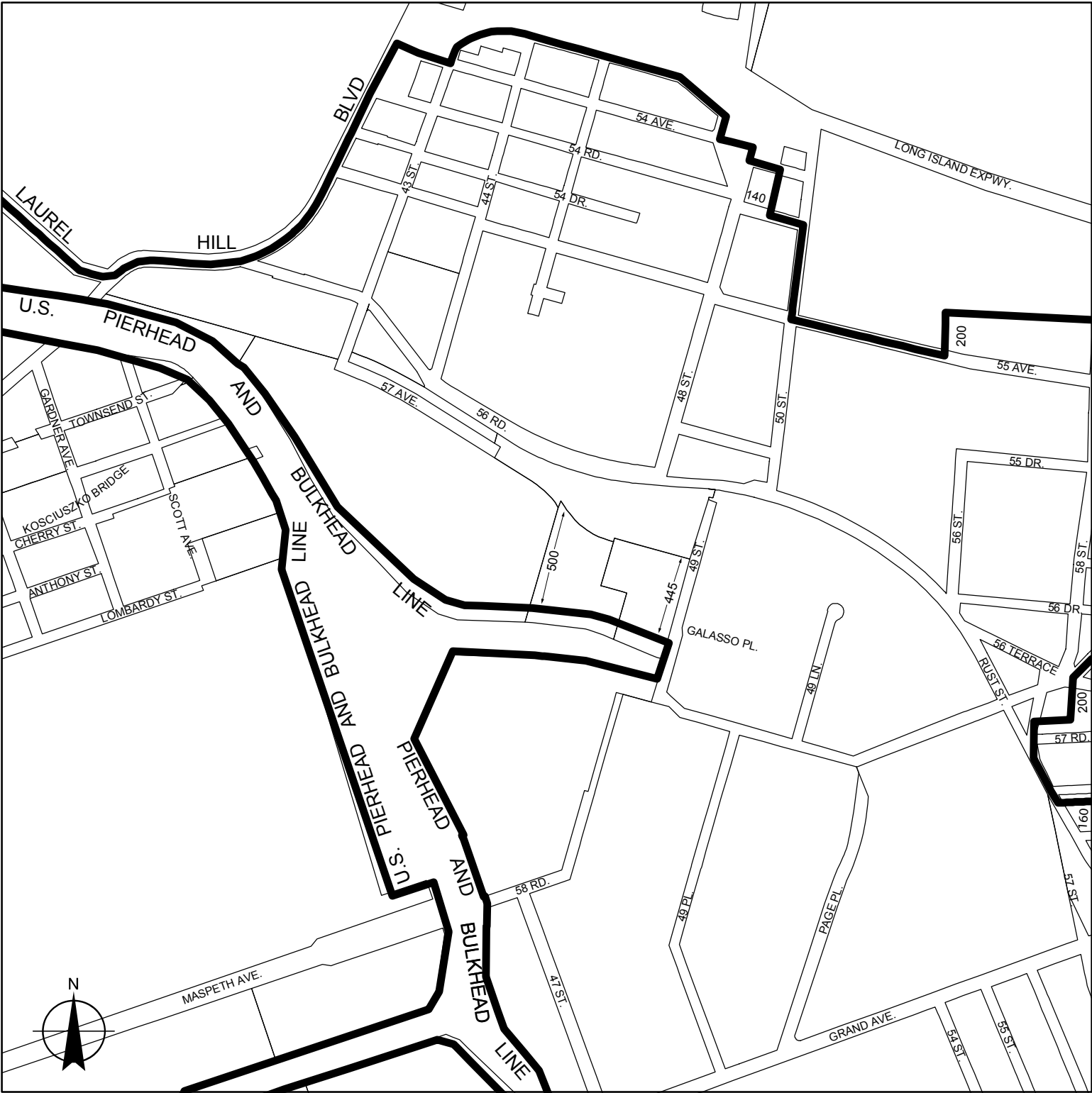
Maspeth  
Map 3



Portion of Community District 2, Queens

Maspeth/North Brooklyn

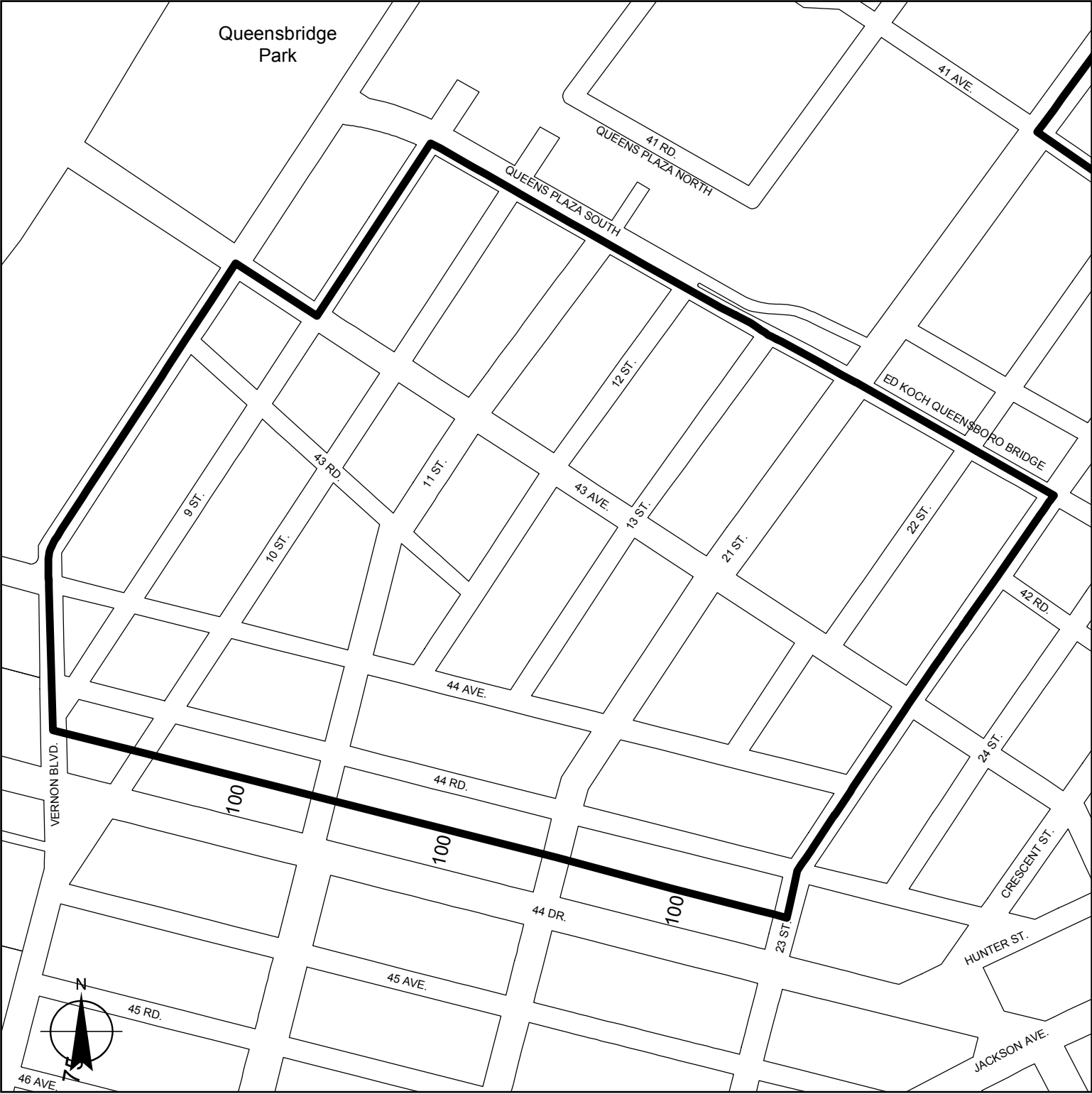
Map 4



Portions of Community Districts 2 and 5, Queens and Community District 1, Brooklyn

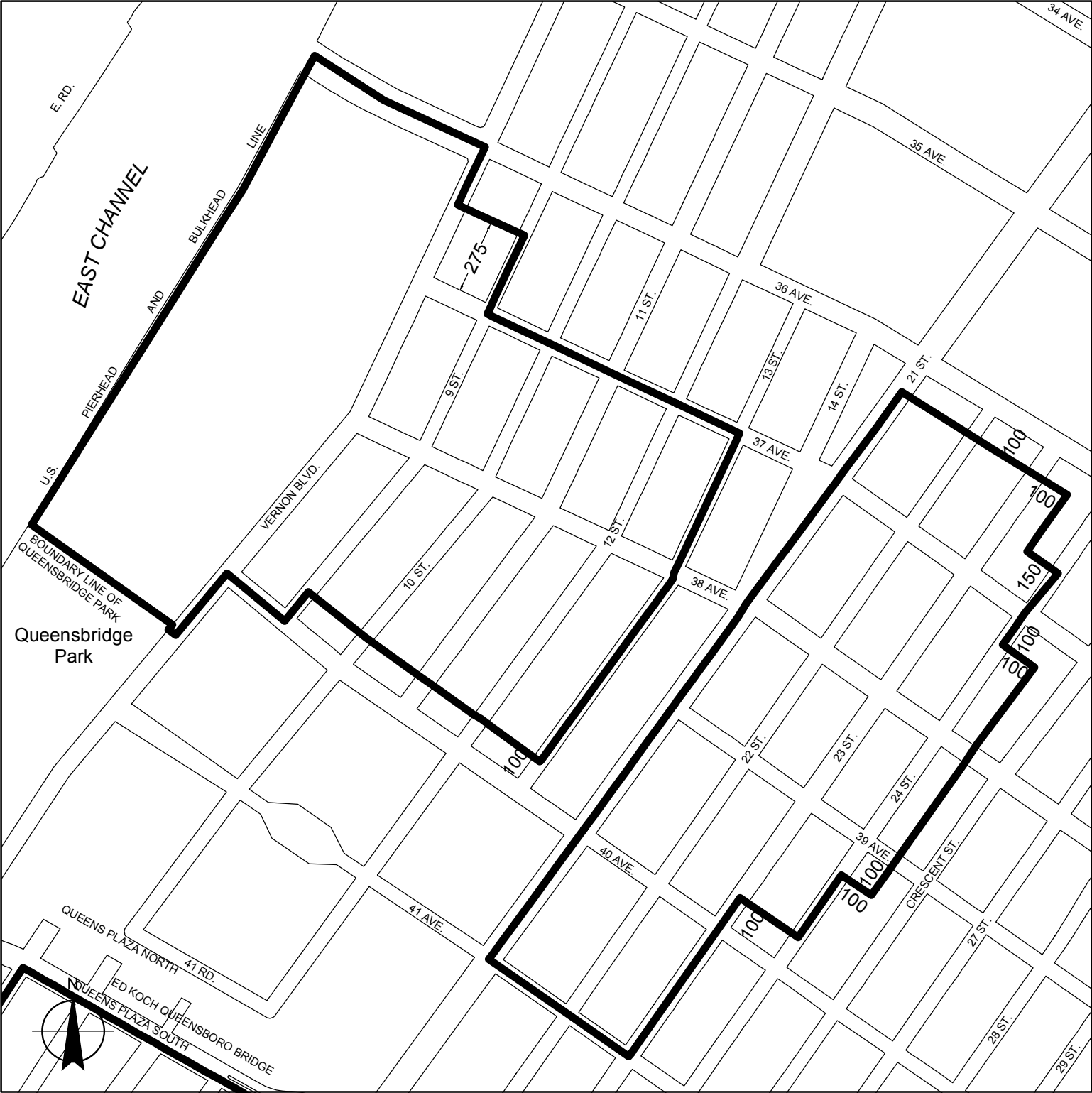


Long Island City  
Map 2



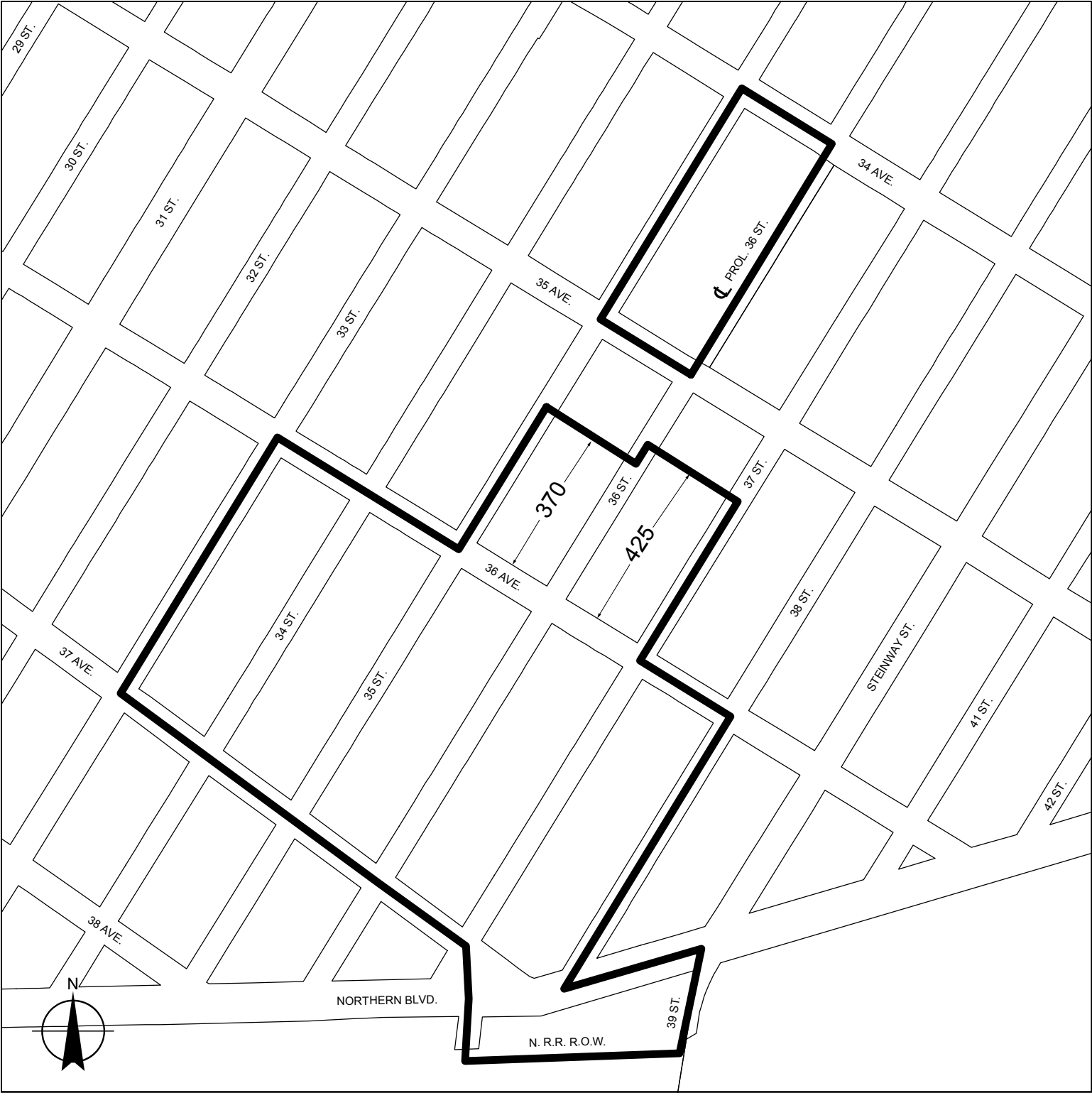
Portion of Community District 2, Queens

Long Island City  
Map 3



Portion of Community District 1, Queens

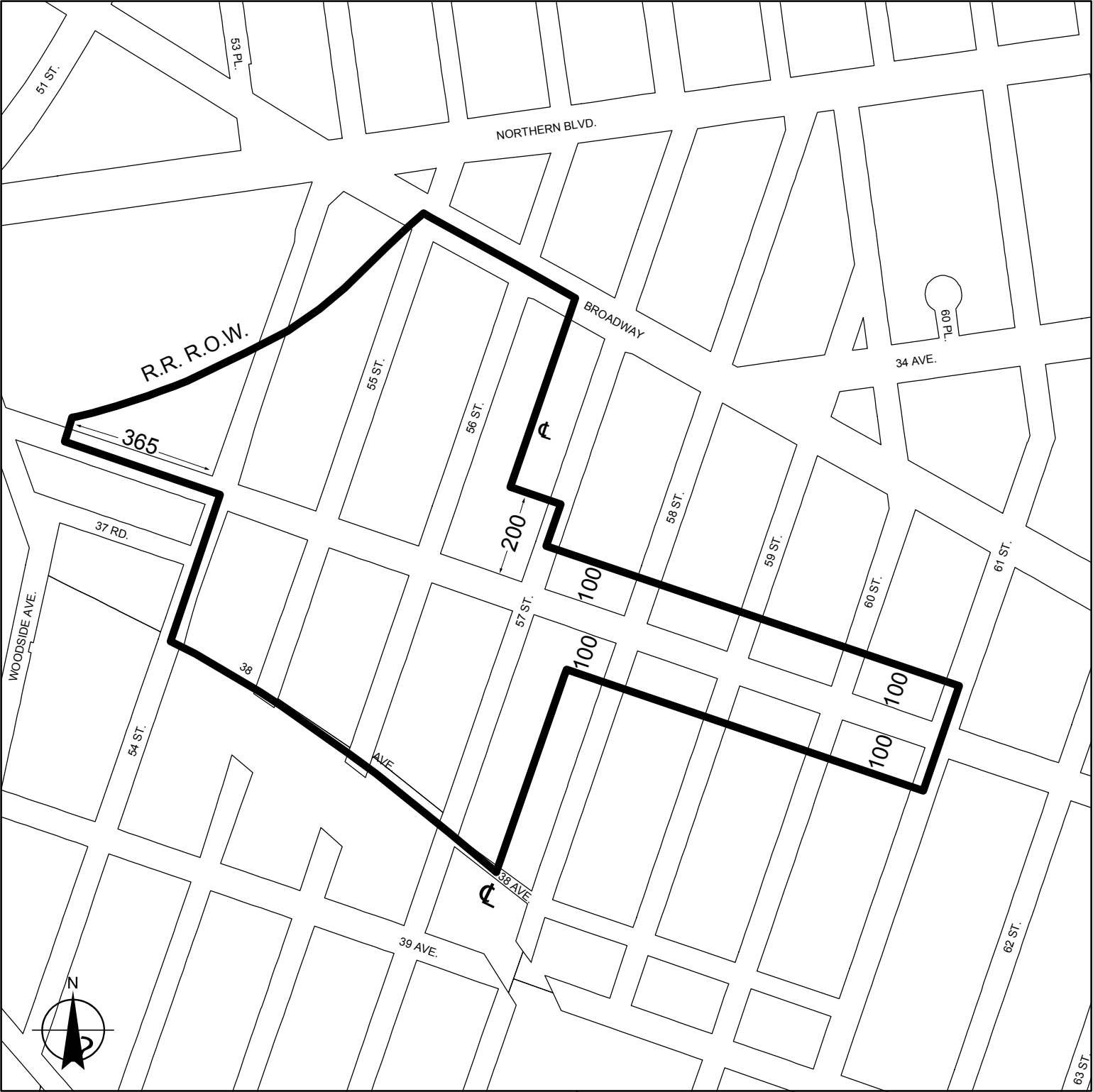
Long Island City  
Map 4



Portion of Community District 1, Queens



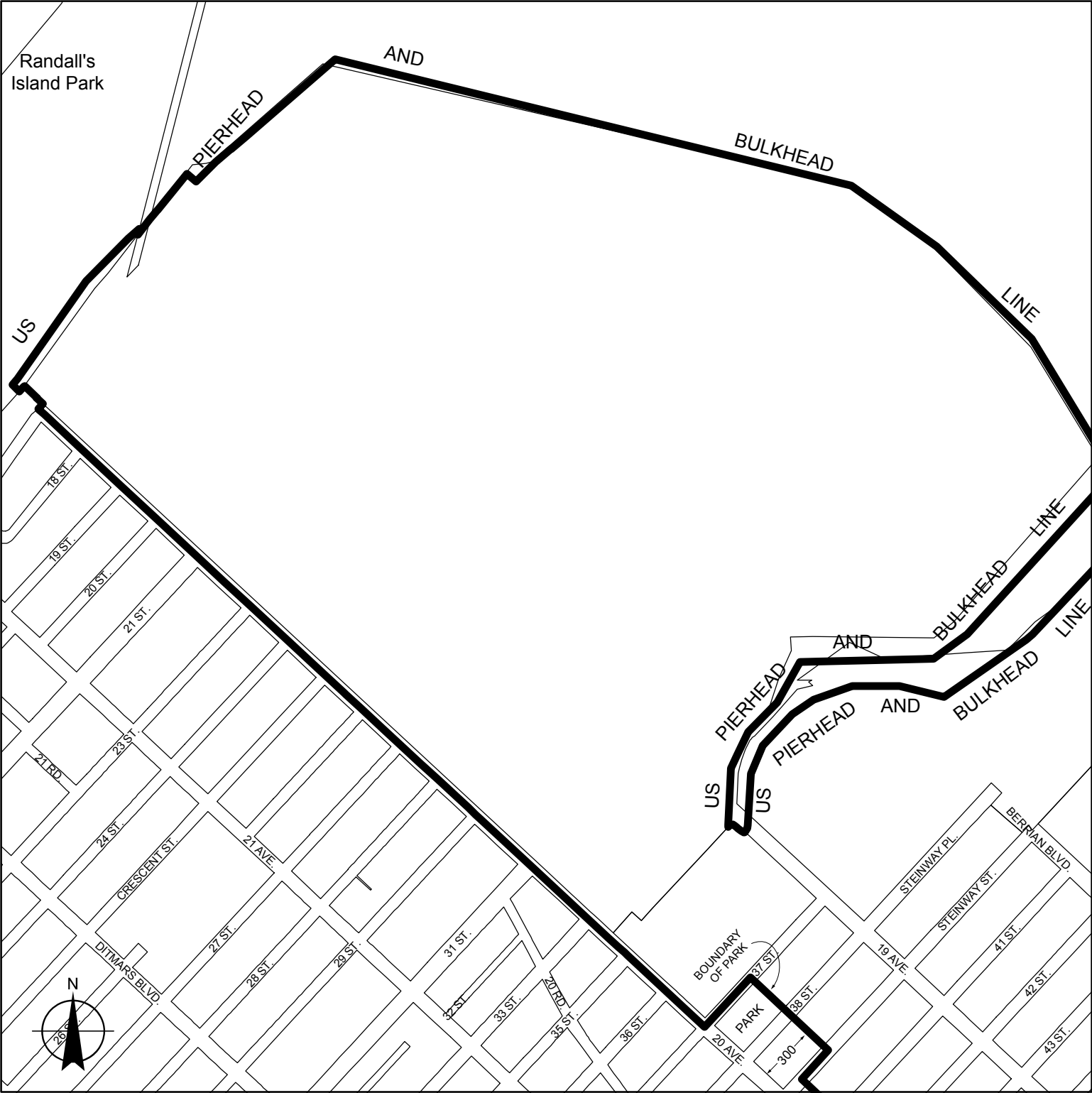
Woodside  
Map 1



Portion of Community District 2, Queens

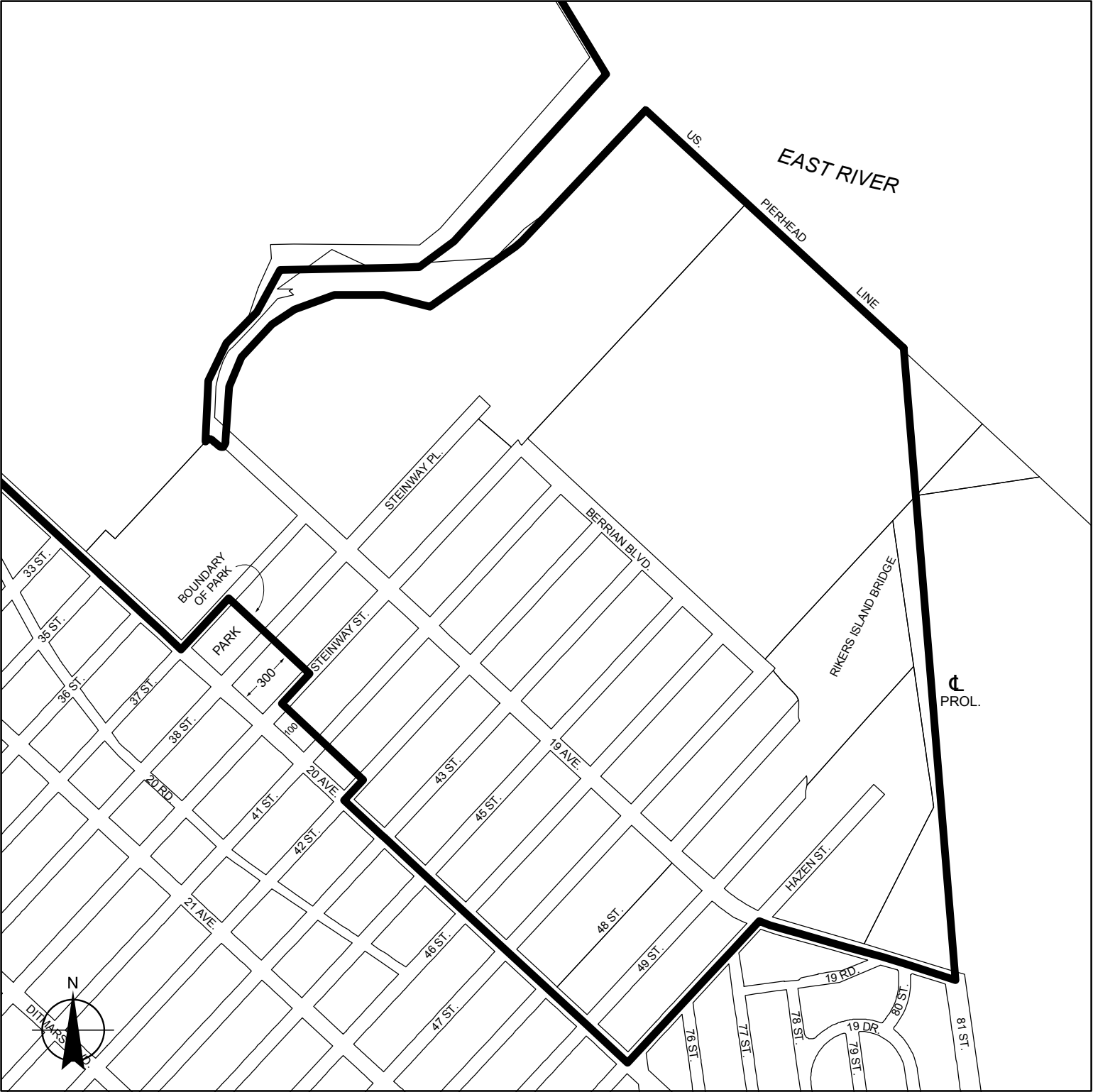
Steinway

Map 1



Portion of Community District 1, Queens

Steinway  
Map 2

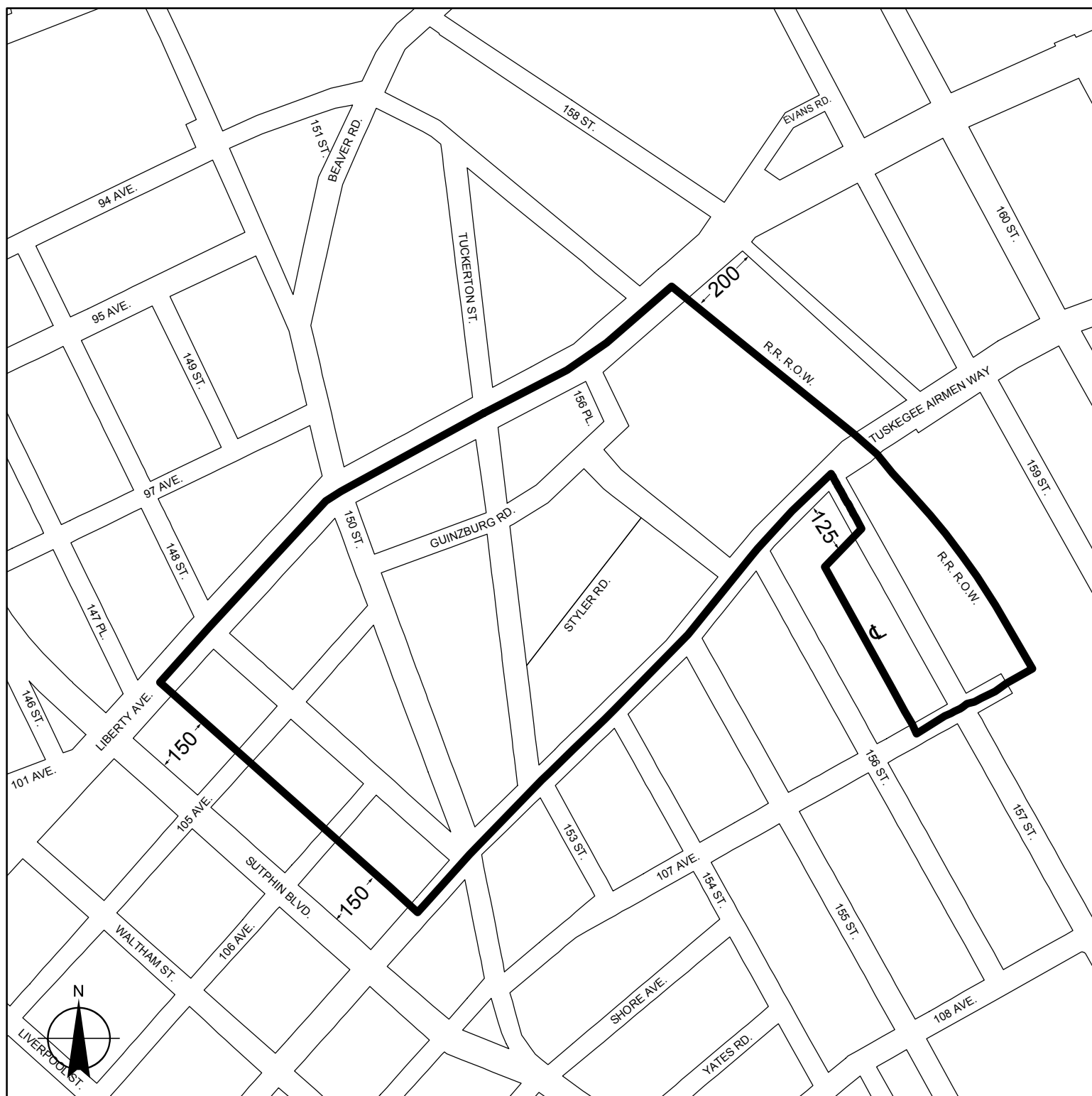


Portion of Community District 1, Queens

## Map 1

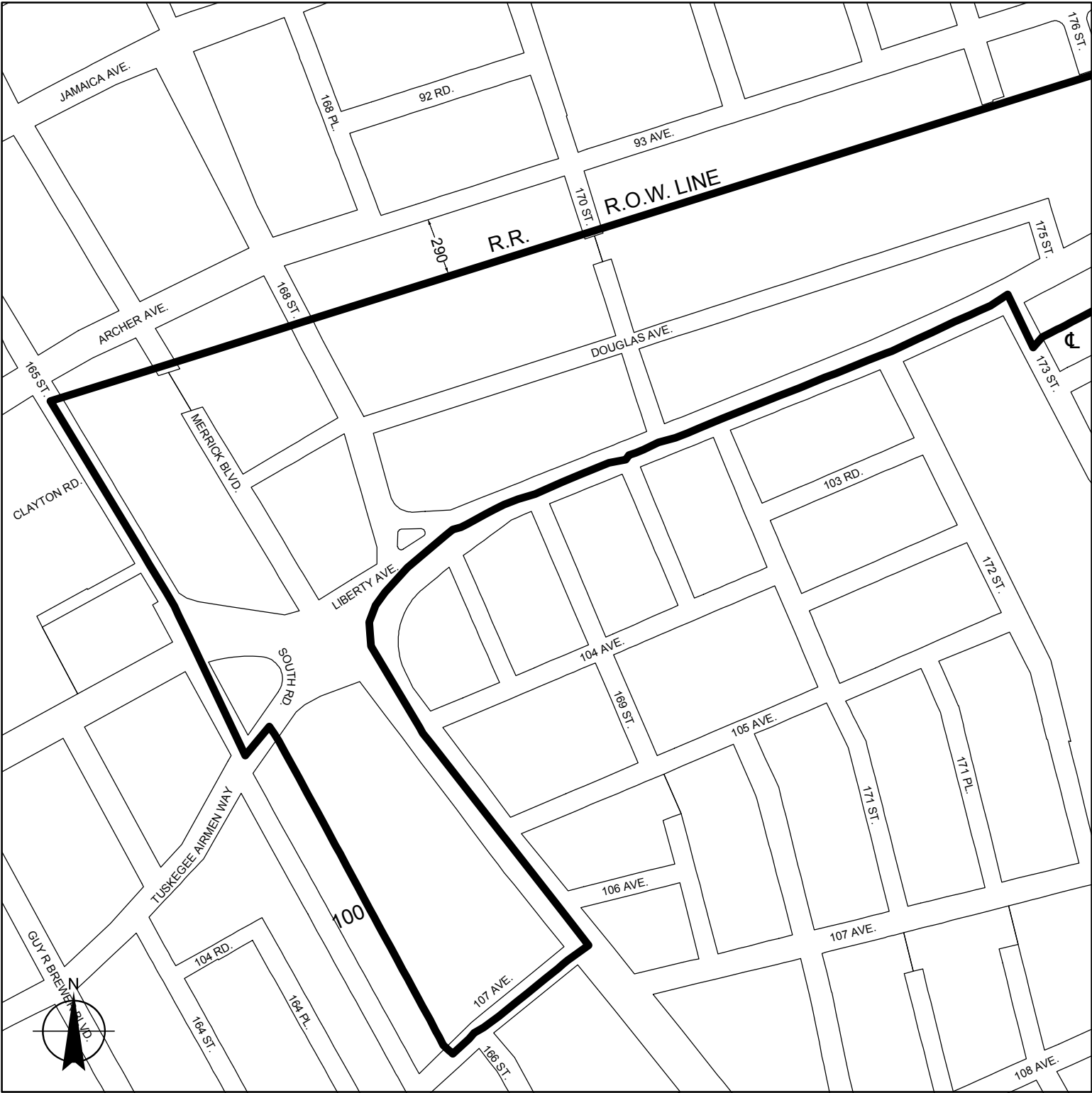


## Map 2



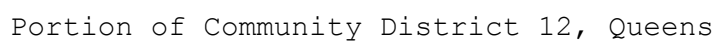
Portion of Community District 12, Queens

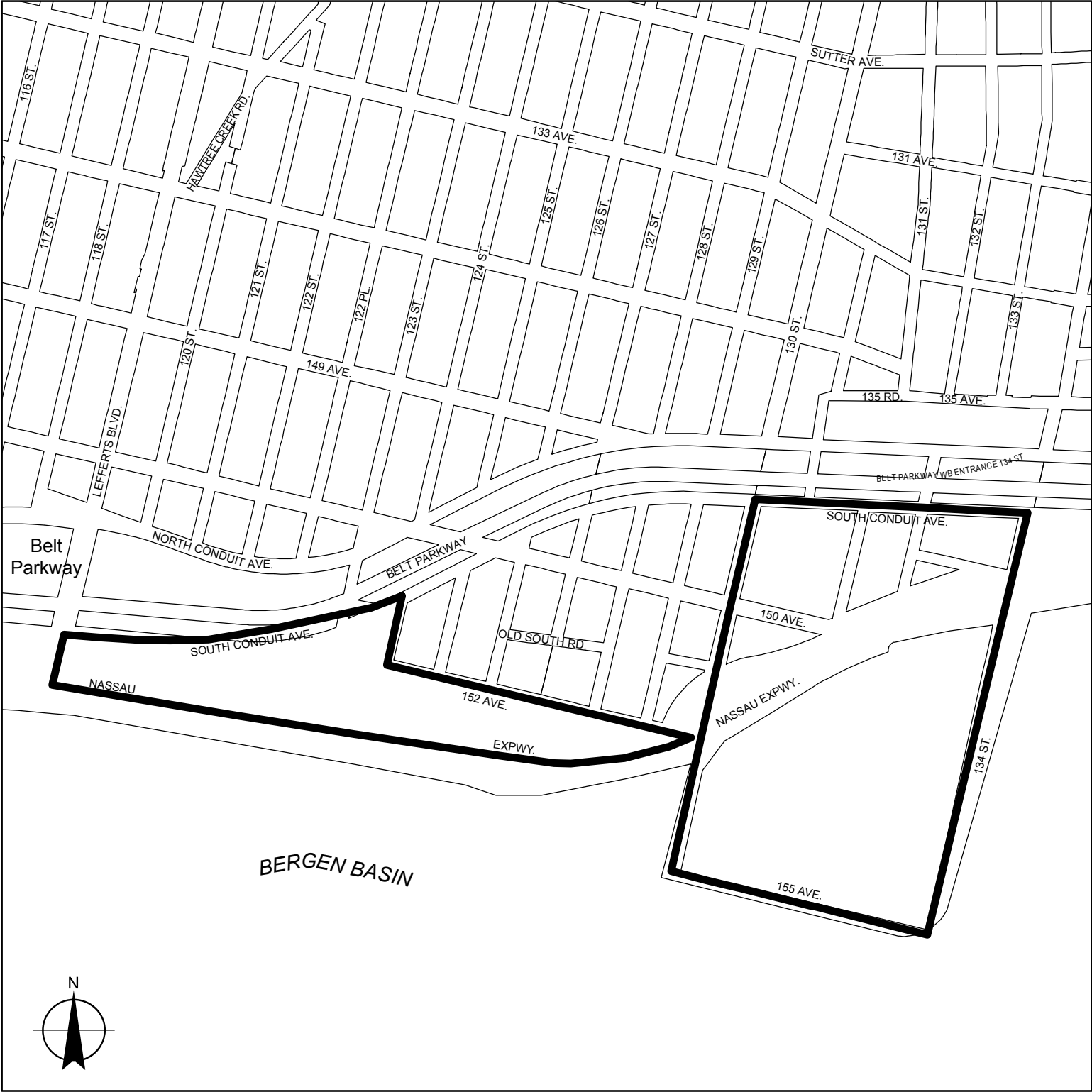
Jamaica  
Map 3



Portion of Community District 12, Queens

## Map 4

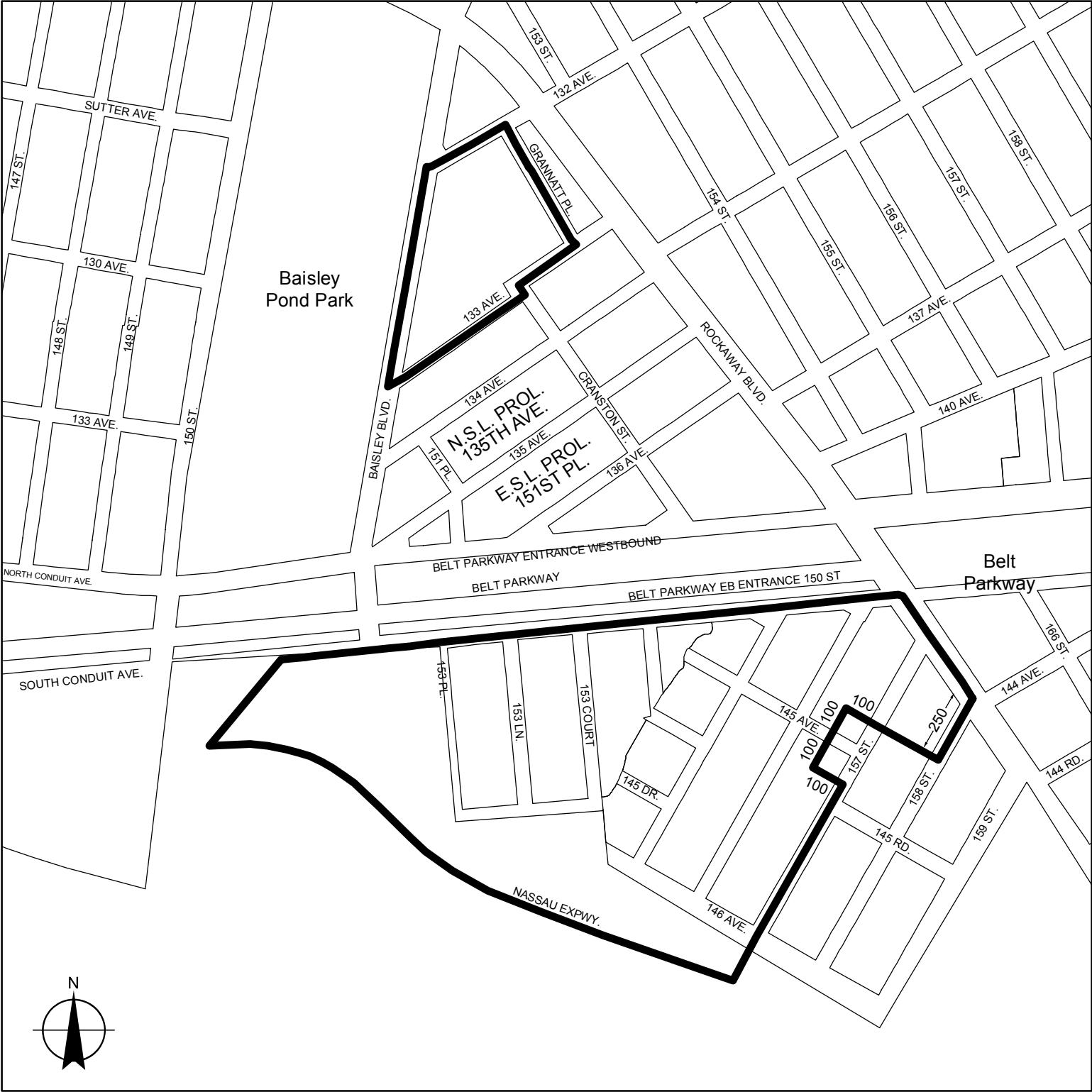




Portion of Community District 10, Queens

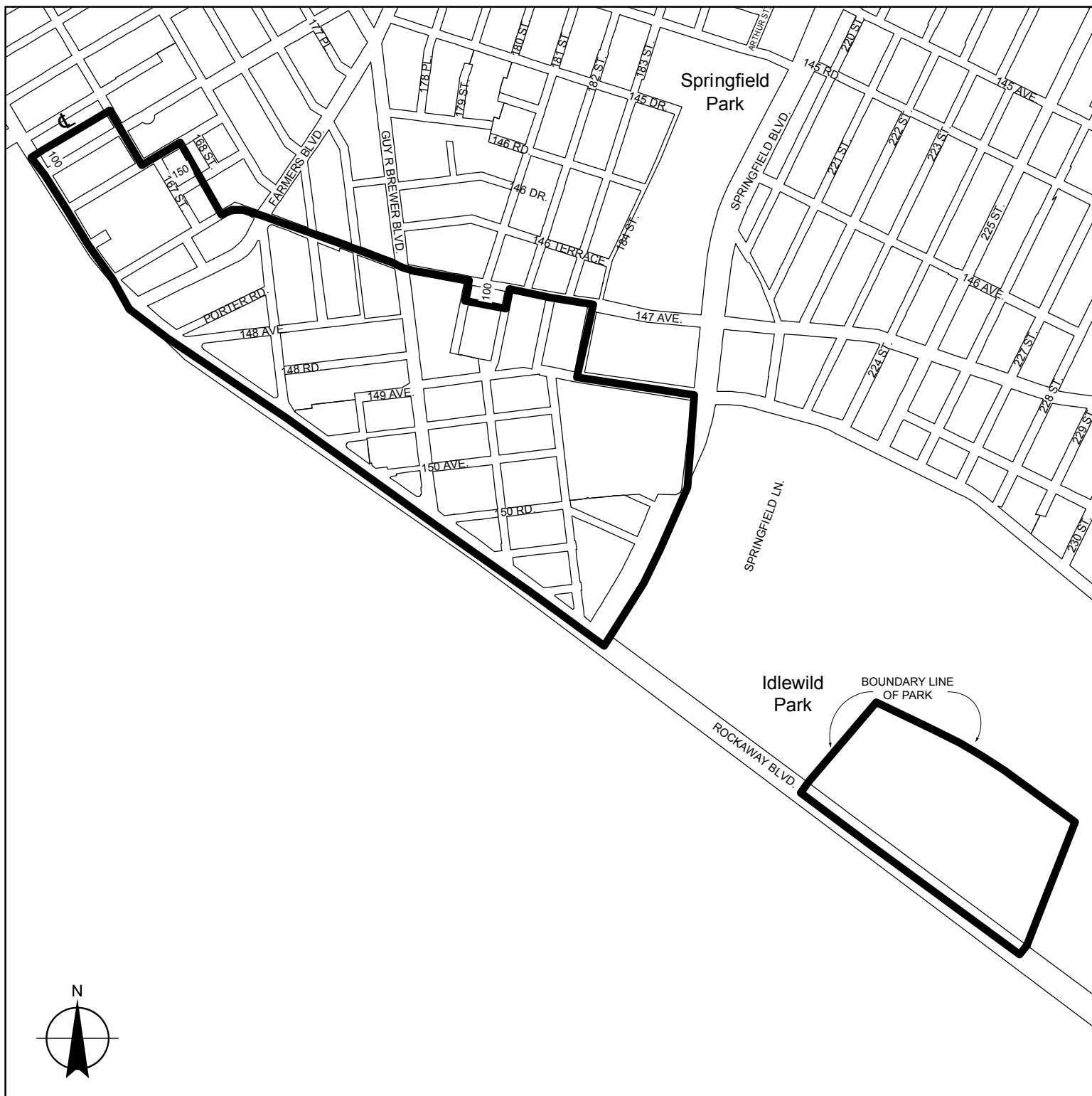


JFK  
Map 2



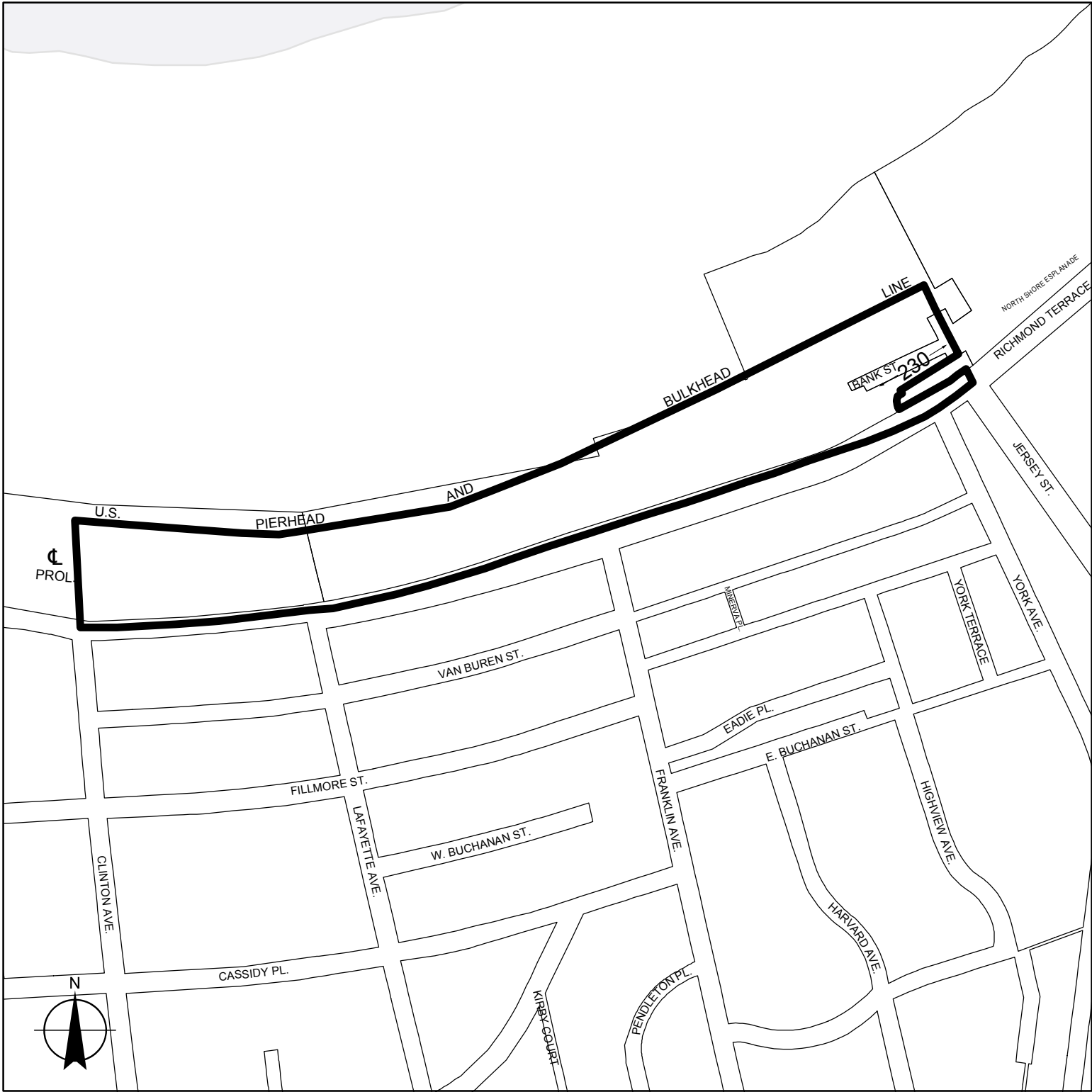
Portion of Community District 12, Queens

## Map 3



Portion of Community District 13, Queens

North Shore  
Map 1



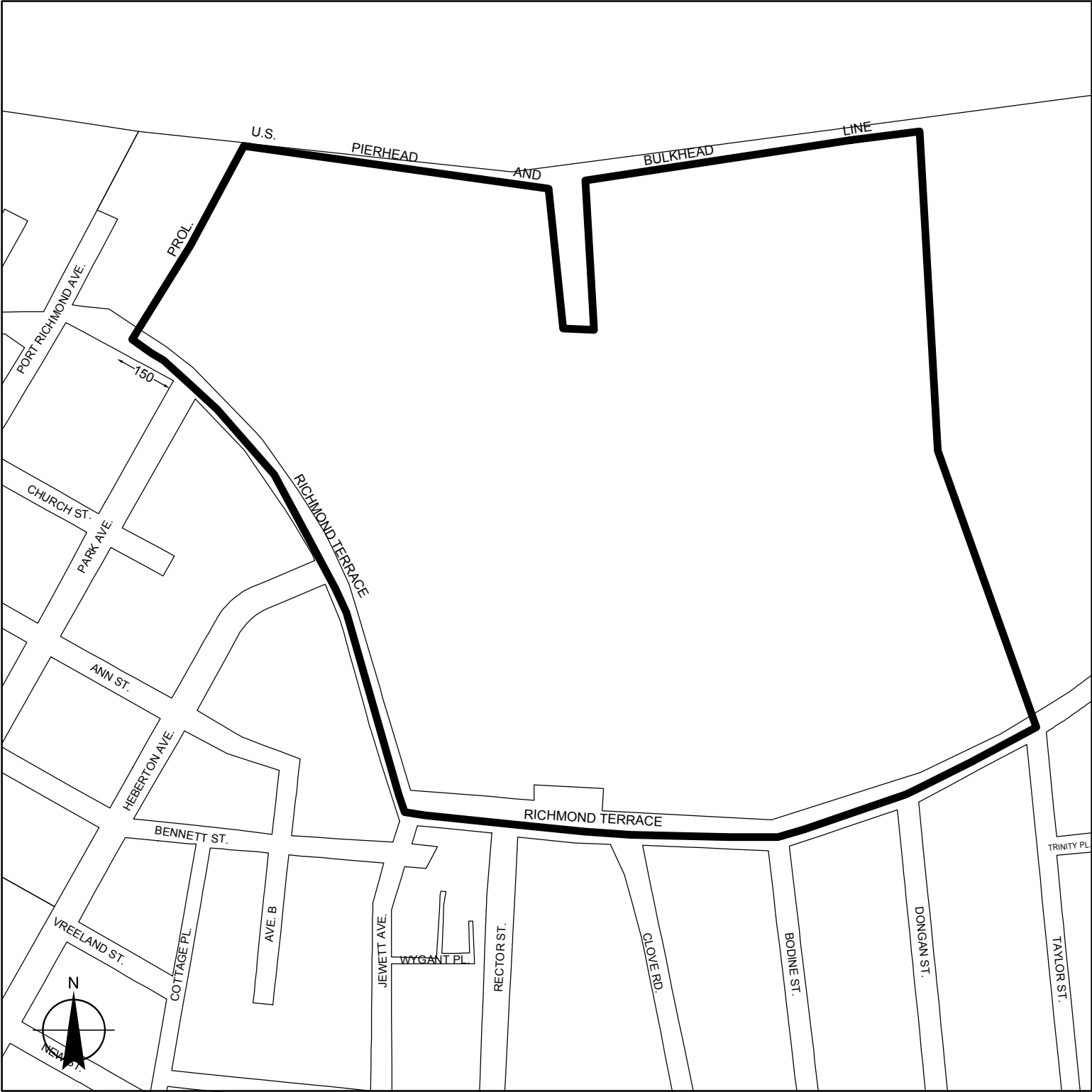
Portion of Community District 1, Staten Island

North Shore  
Map 2



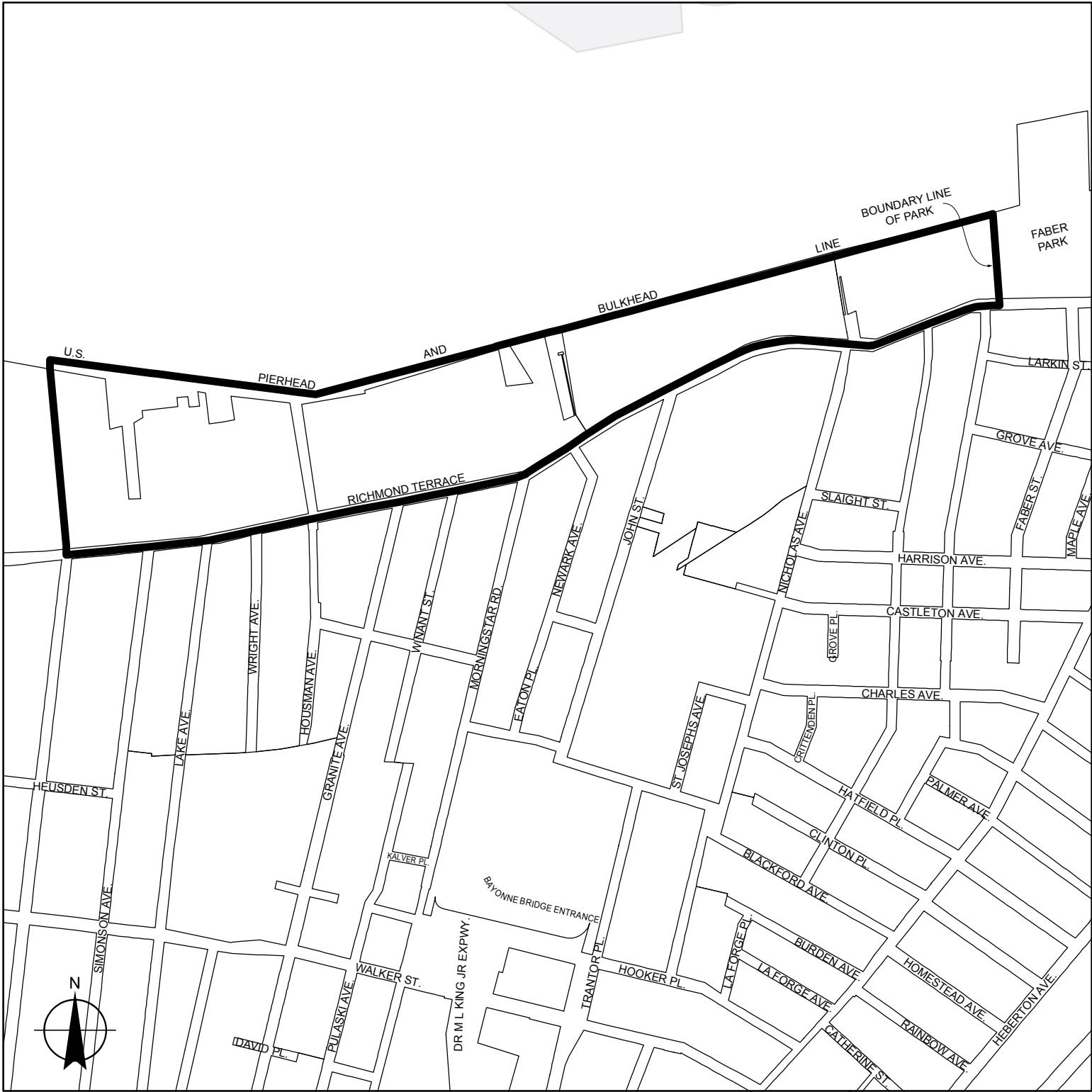
Portion of Community District 1, Staten Island

North Shore  
Map 3



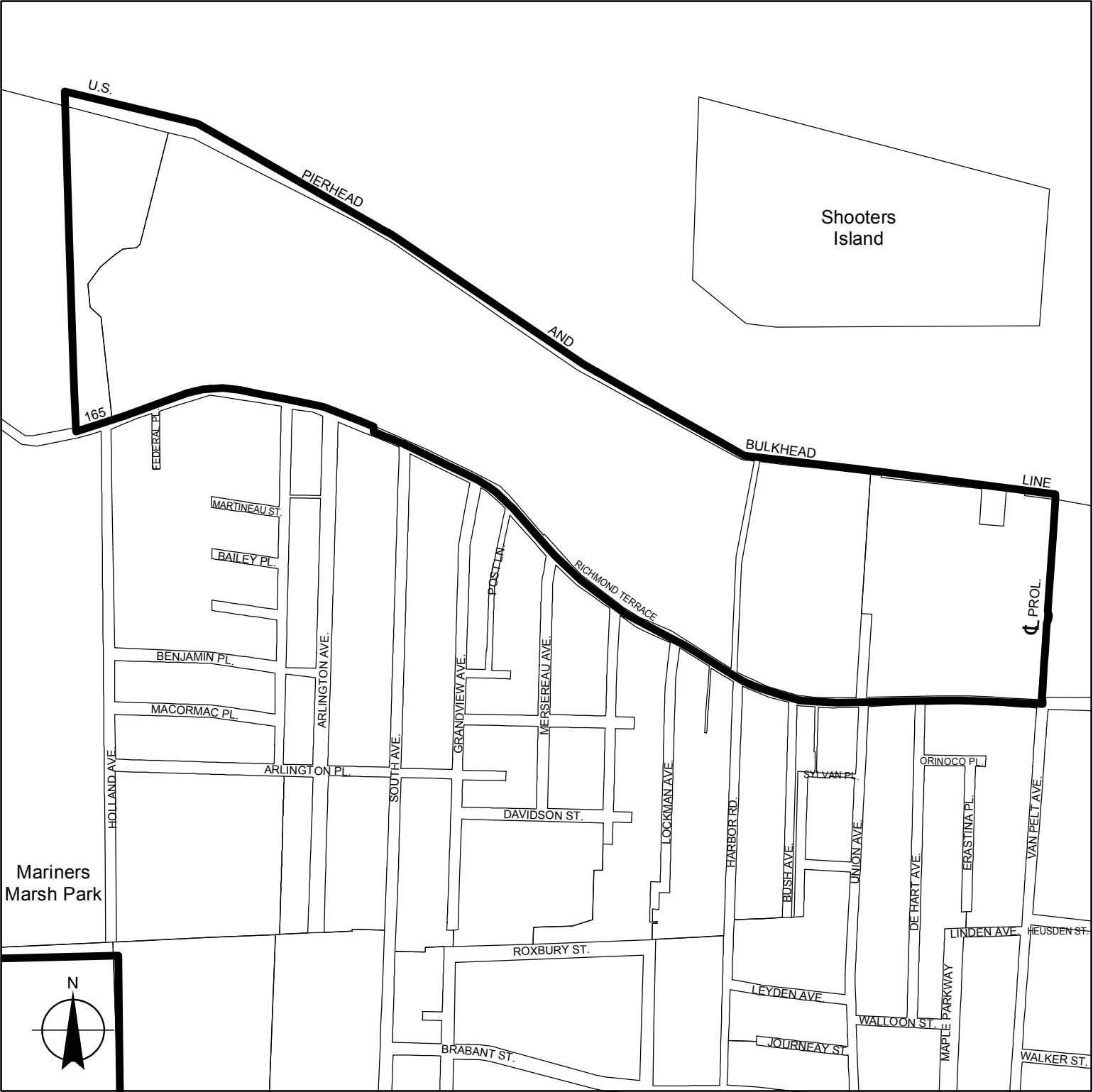
Portion of Community District 1, Staten Island

North Shore  
Map 4



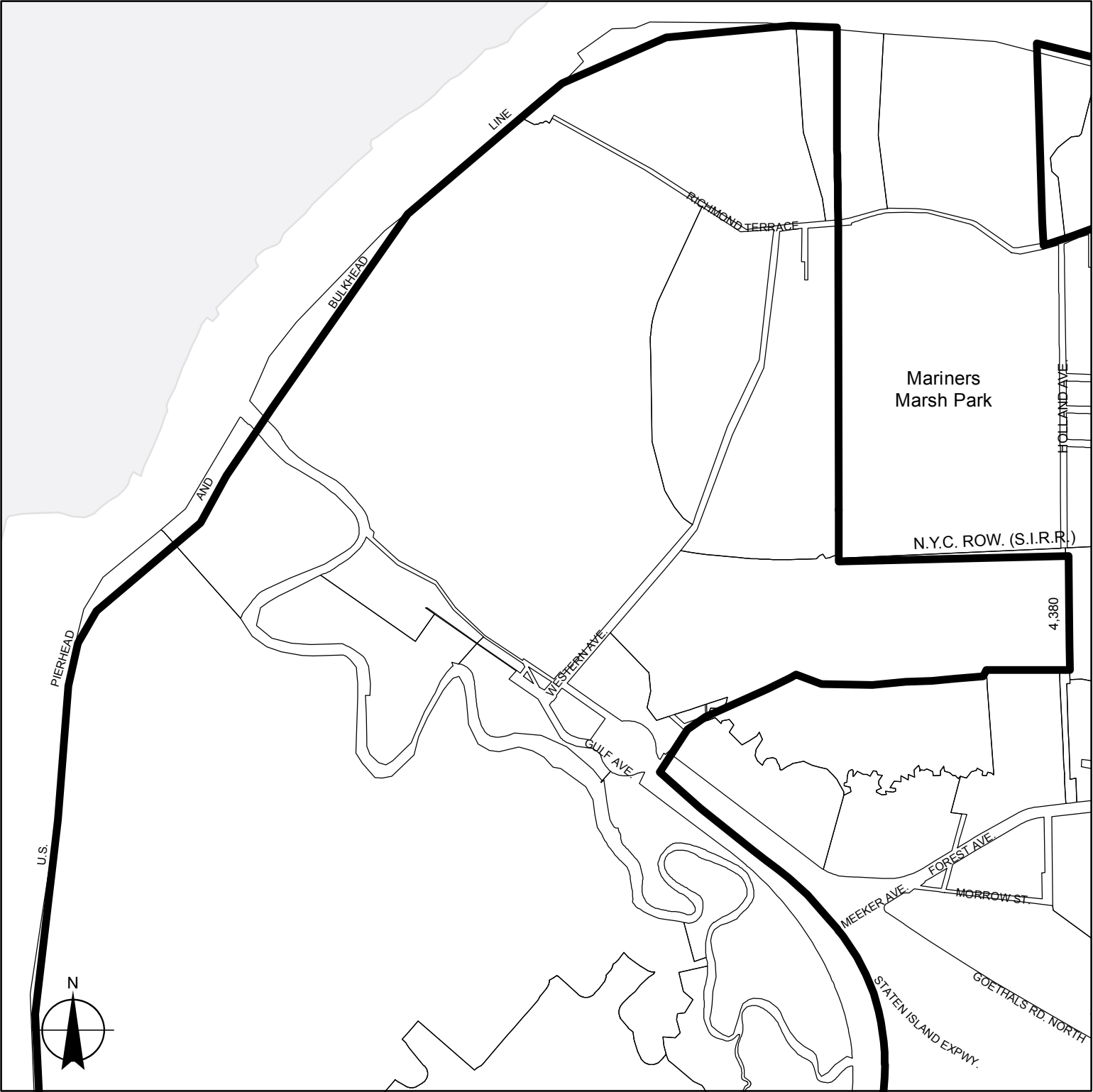
Portion of Community District 1, Staten Island

North Shore  
Map 5



Portion of Community District 1, Staten Island

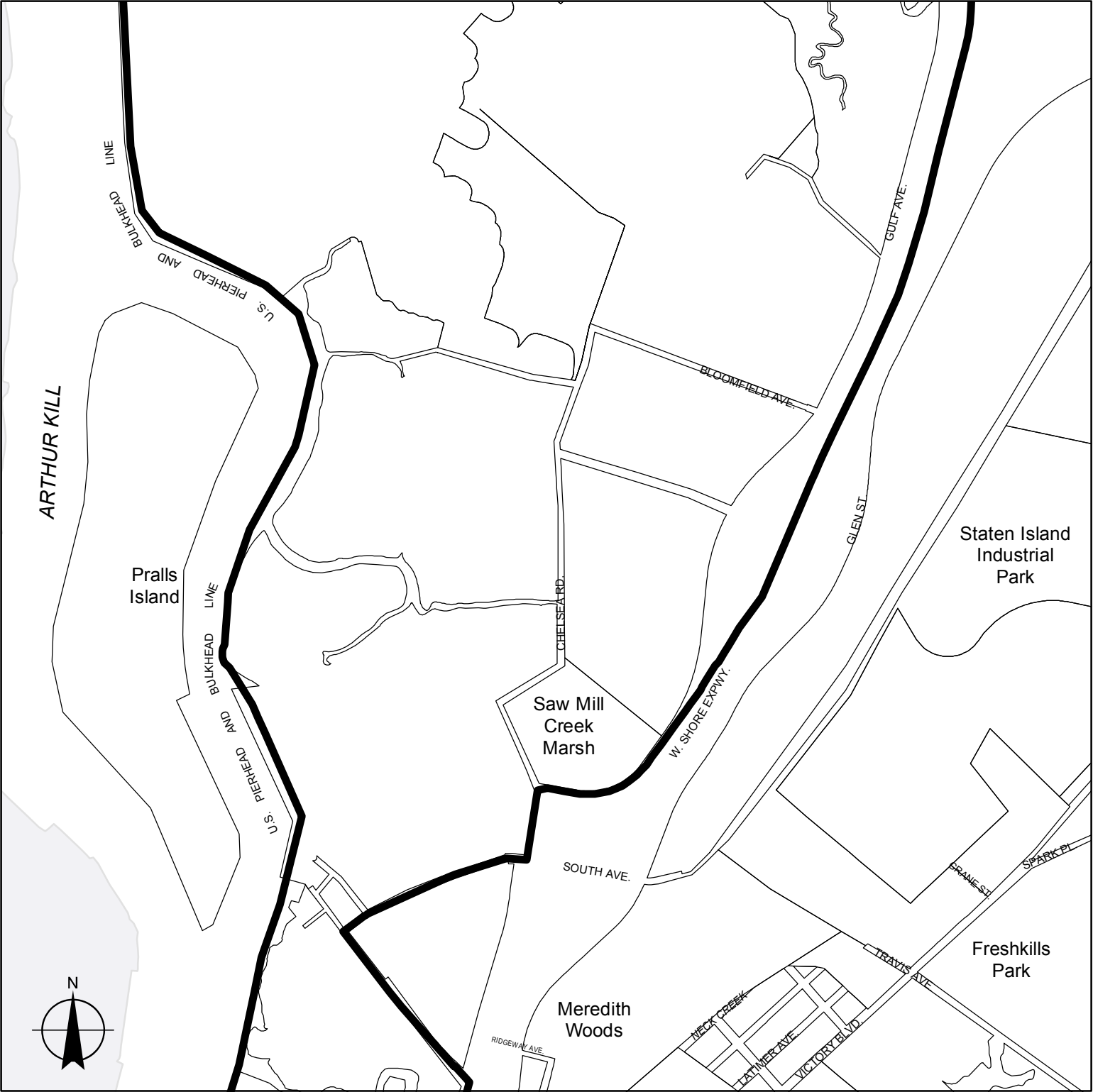
West Shore  
Map 1



Portion of Community District 1, Staten Island

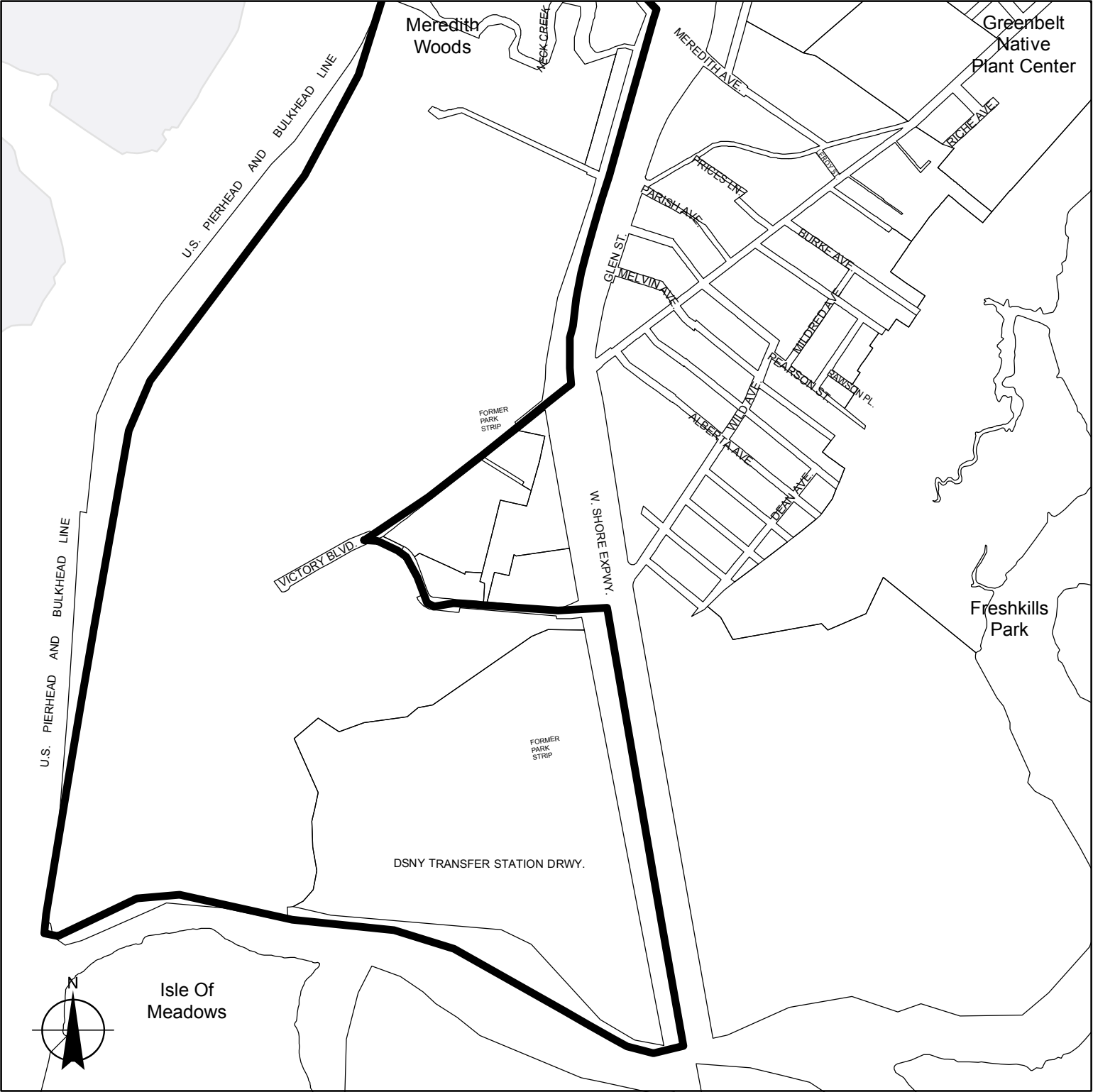


West Shore  
Map 2



Portion of Community District 2, Staten Island

West Shore  
Map 3



Portion of Community District 2, Staten Island

Rossville

Map 1



Portion of Community District 3, Staten Island