



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Department of City Planning

March 1, 2017

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
SELF-STORAGE TEXT AMENDMENT
(CEQR No. 17DCP119Y)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the Self-Storage Text Amendment project (CEQR No. 17DCP119Y).

The CEQR lead agency will hereby prepare 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 has been scheduled for March 30, 2017, at 10:00 am and will be held at the New York City Department of Planning, Spector Hall, 22 Reade Street, New York, New York, 10007. Written comments will be accepted by the lead agency until the close of business on Monday, April 10, 2017.

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

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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 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.

Digital copies of the DEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Robert Dobruskin, Director (212) 720-3423; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, NY 10007, Hilary Semel, Director (212) 676-3290; and on the New York City Department of City Planning's website located at <http://www1.nyc.gov/site/planning/applicants/eis-documents.page>.