

**Technical Memorandum for the Willets Point Development Plan FSSEIS**  
**CEQR Number 23DME005Q, Technical Memorandum 001**  
**May 08, 2026**

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**A. INTRODUCTION**

The purpose of this Technical Memorandum is to determine whether a proposed non-ULURP modification to certain previously approved publicly accessible open space elements in Willets Point would result in any significant adverse environmental impacts that were not previously identified or addressed in the *2024 Willets Point Phase 2 Final Second Supplemental Environmental Impact Statement* (2024 FSSEIS).

On February 23, 2024, the New York City Office of the Deputy Mayor for Housing, Economic Development, and Workforce issued a Notice of Completion for the 2024 FSSEIS for the Willets Point Phase 2 Development Project, which supplements the 2008 Final General Environmental Impact Statement (FGEIS) for Willets Point Development Plan and subsequent reviews. Additionally, this addresses modifications to the previously approved redevelopment of the approximately 61-acre Special Willets Point District (SWPD or the “District”). The 2024 approvals contemplated an approximately 17-acre mixed-use project (Phase 2) including 100% affordable housing, local retail, a hotel, a 25,000-seat soccer-specific stadium, accessory parking, and publicly accessible open space.

As described in the New York State Department of Environmental Conservation (NYSDEC) SEQRA regulations 6 NYCRR §617.9(a)(7)(i)(a), (b), and (c), and the 2025 *CEQR Technical Manual*, a lead agency may require the preparation of a supplemental EIS if there are significant adverse environmental impacts not addressed or inadequately addressed in the EIS that arise from changes proposed for the project, new information, or changed circumstances related to the project. This Technical Memorandum describes the changes proposed to the project, and evaluates whether they would result in any new or different significant adverse environmental impacts beyond those disclosed in the 2024 FSSEIS.

As demonstrated below, this Technical Memorandum concludes that the changes proposed to the project, described in detail below as the “Proposed Actions”, would not result in any new or different significant adverse environmental impacts and would not change the findings of the 2024 FSSEIS.

**B. DESCRIPTION OF PROPOSED ACTION**

Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation (the Co-Applicants) are seeking: (i) a non-ULURP modification to a special permit granted pursuant to ZR Section 124-60, and (ii) a Certification pursuant to ZR Section 124-05, to facilitate modifications to a previously-approved publicly accessible open space in connection with Willets Point Phase 2 (the “Proposed Actions”).

The Proposed Actions would permit the installation of low-profile lighting stanchions along the publicly accessible and previously approved open space surrounding the stadium. These elements emerged from continued coordination with security and agency partners (New York Police Department, New York Fire Department and Department of Transportation) to refine safety and security features of the open space surrounding the stadium.

A total of 212 lighted stanchions (198 fixed and 14 retractable) are proposed along multiple frontages directly surrounding the stadium (including Seaver Way and nearby frontages) in specified spacings and segments as shown in Exhibit A. Each light stanchion will be 32-inches tall. The Proposed Actions are limited to lighting/safety refinements to open space site elements and do not change the overall program, floor area, or uses studied in the 2024 FSSEIS, which includes affordable housing, hotel, retail, a soccer stadium, accessory parking, and publicly accessible open space.

### **C. ANALYSIS OF PROPOSED ACTIONS**

#### **LAND USE, ZONING, AND PUBLIC POLICY**

The Proposed Actions consists of a non-ULURP modification to a previously granted special permit pursuant to ZR Section 124-60, together with a Chairperson Certification pursuant to ZR Section 124-05. A non-ULURP modification is a discretionary land use action that allows the City Planning Commission Chairperson to approve minor modifications to a previously approved special permit and related site plan where the modification is consistent with the scope and intent of the prior approvals. The Chairperson Certification is the mechanism by which the Chairperson confirms that the modified site plan complies with the applicable special permit findings and any related conditions of approval. The Proposed Action is limited to a minor, complementary design element refinement to the previously approved publicly accessible open space plan—specifically, the installation of bollard-like light stanchions, intended to support pedestrian and building/structure safety, security, operations needs for stadium event and non-event conditions.

The Proposed Actions would not change land uses, zoning, or the overall development program. Therefore, it would not result in new or different significant adverse impacts in these areas.

#### **SOCIOECONOMIC CONDITIONS**

The Proposed Actions would not introduce new residential units or commercial uses beyond what was analyzed and would not result in direct or indirect displacement. Therefore, it would not result in new or different significant adverse impacts related to socioeconomic conditions.

#### **COMMUNITY FACILITIES AND SERVICES**

The Proposed Actions would not create new population beyond what was analyzed and would not displace or alter existing community facilities. Therefore, it would not result in new or different significant adverse impacts related to community facilities and services.

#### **OPEN SPACE**

The Proposed Actions refines open space design elements (with the installation of lighted stanchions) and does not reduce open space acreage or change the open space framework analyzed in the 2024 FSSEIS as the placement is directly adjacent to the curb edge. Therefore, it would not result in new or different significant adverse impacts related to open space.

#### **SHADOWS / HISTORIC AND CULTURAL RESOURCES / URBAN DESIGN AND VISUAL RESOURCES**

The Proposed Actions would introduce lighted stanchions as streetscape/open space elements and does not introduce new buildings, bulk, height, or land use changes beyond what was analyzed. The stanchions are

intended as pedestrian and structural protective elements and lighting features within the already-approved open space. At approximately 32-inches tall the stanchions will not meaningfully effect the experience and circulation of the open space. The extent and location of the light stanchions has been approved by the New York City Public Design Commission, New York Police Department, and New York City Fire Department. Therefore, it would not result in new or different significant adverse impacts in these areas.

#### **NATURAL RESOURCES / HAZARDOUS MATERIALS**

The Proposed Actions do not add new ground disturbance beyond what was analyzed for Phase 2 and does not change any previously-established remediation/oversight requirements applicable to development in Willets Point. Therefore, it would not result in new or different significant adverse impacts related to natural resources or hazardous materials.

#### **WATER AND SEWER INFRASTRUCTURE / SOLID WASTE AND SANITATION SERVICES / ENERGY**

The Proposed Actions do not increase demand for water, wastewater conveyance/treatment, solid waste generation, or energy consumption beyond what was analyzed. Therefore, it would not result in new or different significant adverse impacts in these areas.

#### **TRANSPORTATION**

The Proposed Actions would not change the program, trip generation, parking supply, event operations, or access assumptions analyzed in the 2024 FSSEIS. The Proposed Actions would maximize security of the venue's perimeter and promote pedestrian safety within the open space. Therefore, it would not result in new or different significant adverse transportation impacts.

#### **AIR QUALITY / NOISE**

The Proposed Actions would not introduce new stationary sources and would not change mobile source activity beyond what was analyzed. Therefore, it would not result in new or different significant adverse impacts related to air quality or noise.

#### **PUBLIC HEALTH**

Because the Proposed Actions would not result in any new or different significant adverse impacts in the technical areas that contribute to public health, it would not result in new or different significant adverse public health impacts.

#### **NEIGHBORHOOD CHARACTER**


As the Proposed Actions would not have the potential to result in any unmitigated significant adverse impacts in any of the technical areas that contribute to neighborhood character (land use, urban design, visual resources, historic and cultural resources, socioeconomic conditions, shadows, community facilities, open space, transportation, and noise). The Proposed Actions would be a minor addition to the open space plan that would have minimal effect on the surrounding streetscape. Taken together, the Proposed Actions would not result in any significant adverse impacts related to neighborhood character.

#### **CONSTRUCTION**

The Proposed Actions does not change the overall construction framework analyzed in the 2024 FSSEIS, and is limited to refinement/installation of open space lighting stanchion elements. Therefore, it would not result in new or different significant adverse construction impacts.

**D. CONCLUSION**

In summary, the Proposed Actions described and assessed above would not result in any significant adverse impacts not previously addressed in the 2024 FSSEIS.

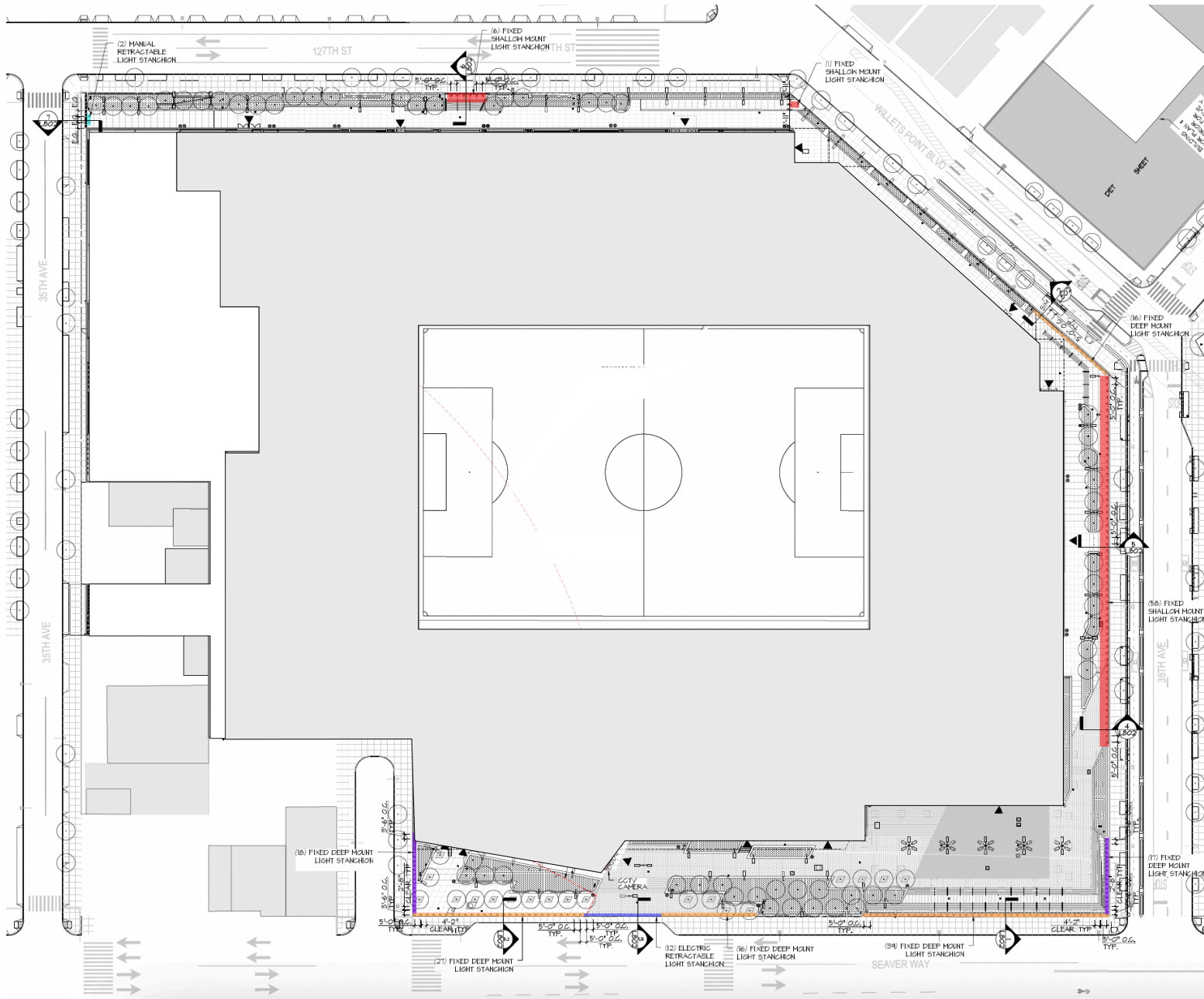


Hilary Semel, Assistant to the Mayor

May 8, 2026

Date

# Exhibit A



## Light Stanchion Spacing Legend (Height 2' - 8")

- Fixed Shallow Mount Spacing: 5'-0"
- Fixed Deep Mount Spacing: 5'-0"
- Fixed Deep Mount Spacing: 5'-0"
- Electric Retractable Spacing: 3'-6"
- Manual Retractable Spacing: 3'-6"

Exhibit A



View of stadium and 126<sup>th</sup> Street frontage open space  
*(Scale: Not to Scale)*