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CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 10  
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## RESOLUTION Manhattan Community Board 10

**RESOLUTION:** To approve the Citywide Hotel Special Permit Text Amendment that creates a consistent framework for hotel development and ensures that hotels do not negatively affect the surrounding area.

**WHEREAS**, New York City Department of City Planning (*hereafter known as "DCP"*) is seeking approval of the Citywide Hotel Special Permit Text Amendment (*hereafter known as "Hotel Special Permit"*) application, N210406ZRY, that creates a consistent framework for commercial hotel development and ensures that hotels do not negatively affect the surrounding area in the community; and

**WHEREAS**, DCP acknowledged that the rapid growth of new hotels throughout the city led to a variety of special permits, including the adoption of a special permit in M1 districts in 2018. Consequently, different criteria in varying locations and zoning districts was used to review hotel developments; and

**WHEREAS**, there are no special hotel permits located in Manhattan Community Board 10, the proposed Hotel Special Permit text amendment will support a more predictable development throughout the city by replacing existing special district special permits with the exception of the current M1 Hotel special permit; and

**WHEREAS**, on Thursday, May 20, 2021, the Land Use Committee of Manhattan Community Board 10, after hearing all of the views, had the additional concerns regarding DCP/CPC capacity to prevent hotels from converting to luxury apartments, questioned whether the special permit limited the property to hotel use only, and would there be an impact to existing hotels in CB 10, including the one currently under construction; and



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**WHEREAS**, on May 25, 2021 DCP provided responses to the aforementioned questions emphasizing that the text amendment is specific to hotels, but added that any property can convert to any other as-of-right use as long as they go through the Department of Buildings. Additionally, as of December 31, 2020, there are no hotels in the pipeline for Manhattan CB 10 nor will the existing construction be impacted by the Hotel Special Permit text amendment; and

**WHEREAS**, on June 17, 2021, during the Land Use Committee meeting to review and discuss the Citywide Hotel Special Permit Text Amendment, the full board voted unanimously to approve and support.

## **NOW THEREFORE, BE IT RESOLVED**

Manhattan Community Board 10 **APPROVES** application N210406ZRY, the Citywide Hotel Special Permit Text Amendment. During the June 17, 2021 General Board Meeting, the board voted   29   Yes,   0   No,   0   Abstention, and   0   Recusal.