



**CICELY HARRIS**  
Chairperson

**ANDREW LASSALLE**  
District Manager

# Land Use Committee Minutes

Thursday, May 17, 2018 – 6:30 PM

Hon. Stanley Gleaton, Chairperson  
Hon. Kevin Bitterman, Vice Chairperson

**Board Members present (10):** Stanley Gleaton, Chair; Kevin Bitterman; Keith Taylor; Karen Dixon; Donna Gill; Michelle Booker; Lisa Downing; Joshua Clennon; Safiya Mann; Raquel Vazquez

**Board Members Absent/Excused (5):** George Harrell (Absent); Victoria Horsford (Excused); Charles Powell (Absent); Danni Tyson (Absent); LaShanda Myers (Absent)

The meeting was called to order at 6:30 pm.

- I. **Welcome/Introductions**
- II. **Presentations**

## **Joe Huennekens, City Planner, NYC Department of City Planning (DCP) - M1 Hotel Special Permit Text Amendment**

- **30%** of hotel rooms under construction citywide are in M1 districts, whereas 13% of existing rooms are in M1 zones.

In M1 districts, hotels are uniquely suited to the zoning envelope:

- Ability to use all of the permitted Floor Area Ratio [**FAR**]
- **Height and setback regulations** that allow for tower development
- Capability to site on **small lots**
- **Low parking and loading** requirements

## **Conflicts posed by Hotel Developments:**

### **Active Industrial Areas**

- Land use conflicts with surrounding businesses
  - Noise, truck traffic, pollution and other nuisance
- Unsafe conditions for pedestrians
- Unpleasant streetscape: design out of context

### **Mixed-Use Areas**

- Concentration of hotel uses
- Tourist-oriented growth



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
T: 212-749-3105 F: 212-662-4215

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- Changes to the neighborhood character
- Unpleasant Streetscape: design out of context

**Proposed M1 Hotel Zoning Text Amendment**

- Existing hotels will be considered conforming use.
- Hotel developments with a permit before referral would be vested. From the date of adoption, these projects will have 3 years to either complete construction or receive a certificate of occupancy. This provision was adopted as part of the East Midtown Rezoning.
- Rules for transient hotels developed for a public purpose will not change.

**Proposed Special Permit Findings**

**New transient hotels will be permitted by Special Permit when the City Planning Commission finds the following:**

- The proposed site plan includes elements that are necessary to address potential conflicts between the hotel and adjacent uses (ex. access, orientation or landscaping).
- The new hotel development will not cause undue vehicular or pedestrian congestion on local streets.
- The proposed new hotel development will not impair the essential character or future use of the surrounding area.

**CPC Special Permit Application Process**

- A Special Permit is a discretionary action subject to full ULURP review.
- Pre-Application Process
  - Land Use and Environmental Applications
- ULURP Process
  - Community Board review
  - Borough President review
  - City Planning Commission review
  - (City Council review)
  - (Mayoral review)
- Receipt of Special Permit

**Proposal Timeline**

**Nov 2015-** First public announcement: 10-Point Industrial Action Plan

**2016-** Study of hotel restrictions for IBZs

**Early 2017-** Decision to expand proposal to all M1 districts

**Spring/ summer 2017-** Study of hotel and tourism industries

**October 2017-** Issuance of DSOW & Public Scoping meeting

**April 2018-** Completion of DEIS & Certification



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**60 Days-** Review period for Community Boards, Borough Boards, and BPs  
**TBD-**Public Hearing by the City Planning Commission  
**TBD-** Vote by the City Planning Commission  
**Within 50 Days -** Vote by the City Council

Committee Discussion: As much as it only affects a small area parcel of land in CB10 district located near the 143<sup>rd</sup> Street Armory, The committee voted not in favor of the text amendment because it does not affect CB10 district or residents as a whole. Because of the CB10 moratorium on special interest housing, the committee was not in favor of “grandfathering” in of the construction of transient hotels.

**Jed Candreva, UPDATE Mt. Sinai Hospital proposal Board of Standard of Appeals (BSA)  
Variance to add 3 Stories to existing structure at 154-160 West 124<sup>th</sup> Street**

- Mr. Candreva presented an update on some concerns brought up at April Land Use meeting
- The parking lot currently there brings around 300 car trips which equal to 600 people daily.
- The Clinic replacing the parking lot will bring around 80 HIV patients, 120 Behavioral patients, and 50-60 High School education patients.
- The facilities hours are 9am – 5pm (building will close no later than 7pm daily)
- There will be security guards and cameras on site. ( Mt. Sinai is committed to security)
- When the clinic is operational, they will provide CB10 & the community with a direct number to security desk for and complaints
- Community Outreach:
  - Held a meeting with residents of 124<sup>th</sup> street to discuss safety concerns
  - Sent certified letters to residents within a 400 foot radius about proposed clinic
  - Mt. Sinai will establish an ongoing community advisory board where CB10 will have a permanent seat
  - Mt. Sinai will continue to outreach to ensure that businesses and residents on 124<sup>th</sup> street between Adam Clayton Powell Jr. Blvd and Malcolm X Blvd are notified on pending construction.

**Evan Richardson, Studio Museum Update / Resolution**

- Project seeks Resolution from CB10 for the general scope of the project
- Project would involve a two-year construction process, beginning in 2018.
- Operations would continue through the community in off-site spaces.
- New building will be ADA compliant will have 2 elevators going from lowest to highest floor
- Mr. Richardson has ensured to the committee that they will continue ongoing conversation with the displacement of NAACP office.



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**Voting Items:**

- **M1 Hotel Special Permit Text Amendment:**  
In favor: 4  
Not in favor: 5  
Abstain: 1
- **Letter of Support for Mt. Sinai Hospital proposal at 154-160 West 124<sup>th</sup> Street**  
In favor: 8  
Not in favor: 0  
Abstain: 2
- **Studio Museum Resolution**  
In favor: 10  
Not in favor: 0  
Abstain: 0

III. **Adjournment** -Meeting adjourned 9:00 PM.