



BRONX COMMUNITY BOARD #1

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ECONOMIC DEVELOPMENT-LANDUSE & HOUSING

May 12, 2021

MINUTE

NEW YORK CITY DEPARTMENT OF CITY PLANNING

Mr. Justin Lamorella said that tonight were presenting another Zoning Text Amendment which as many of you know especially from last month is essentially an update to the Text rules to the Zoning Resolution. This proposal does have city wide implications and because of that it was referred to every Community Board in the city on May Y^d and we are inviting recommendations on this proposal.

The proposal which is called the Citywide Hotels Special Permit and it's a proposed citywide text amendment that would create a special permit for new hotels throughout the city. The goal here is to create a consistent approach for hotel development and to insure that new hotels do not negatively effect the surrounding area.

So by 2019 before the Pandemic hit New York City experienced record growth in the tourism industry in it's hotel pipeline for the 10th year in a row. The tourism trend in 2019 with almost 67 million visitors which was up from 46 million visitors in 2009. In the past 5 years New York City saw a 40 percent increase in hotel inventory and demand continued to rise keeping the annual occupancy to almost 87 percent. So before the Pandemic occupancy rates in New York City were among the highest for urban markets in the United States. Over the years rapid growth of new hotels across different districts in the city led the City Planning Commission to adopt a variety of special permits, resulting in an inconsistent approach for regulating hotels. Since you might remember back in 2018 there was a special permit adopted for light manufacturing areas in our MI Districts to address conflicts between hotels and the operation of industrial businesses.

So while it is important that hotels can continue to locate throughout the city to support a vibrant tourism economy and the diversity of its residents and businesses the pace and patterns of its development driven by record high visitation has created conflict of adjacent uses and overwhelmed some communities throughout the city. So what this proposal does is require that all new hotels file for a special permit from the New York City Planning Commission and go through the full ULURP process in order to obtain approval. It is also important to note that the proposed special permit does not preclude hotel development nor does it deem all future hotels inappropriate. But what it does is require the City Planning Commission to assess the appropriateness of each development based on the future use of the development on the surrounding area. The new special permit will be applicable where all hotels are permitted today that includes higher density commercial district, mixed use districts, mixed use manufacturing and residential districts where there's not a special permit today.



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The new permit will apply to those areas that have a special permit such as the MI areas from the 2018 text amendment. However, those MI areas will retain their findings since those address unique concerns in light industrial areas. So, you can see on this map here the area where the special permit applies so the light gray shows the areas in District 1 where the existing MI special permit exists today and applies today. The pink areas are the new areas where the Hotels Special Permit would apply. So, in effect the pink areas plus the gray areas together are where the special permit would apply in the future and the white areas are where hotels are not allowed today. The Hotels Special Permit Text Amendment was referred out to all 59 Community Boards on the Y^d after the 60 day referral period which is the Community Boards and the Borough President and the Borough Board and the referral will go back to the City Planning Commission before going to the City Council and the Mayor later this fall.

In addition to the two Text Amendments you've already heard about also there are about three other Text Amendments that are heading your way soon. To conclude the Text Amendment proposes that all new hotels will have to file a special permit go through the full ULURP process for approval and will need to meet the findings of the special permit and be subject to approval. Again, we are seeking a recommendation for this proposal.

Questions and Answers

Motion made to give a letter of recommendation with the condition that any change in the use of the Hotel is to be restricted and they have to come back before the Board. Motion duly seconded. Motion called and passed. The item will be presented to the Full Board.

Motion made to adjourn. Motion duly seconded. Motion called and passed.

MEETING ADJOURNED.

