



THE CITY OF NEW YORK
BOROUGH OF THE BRONX
COMMUNITY BOARD 7



RUBEN DIAZ, JR., BOROUGH PRESIDENT

BARBARA STRONCZER, CHAIRPERSON

ISCHIA BRAVO, DISTRICT MANAGER

**HOUSING / LAND USE & ZONING COMMITTEE
MEETING MINUTES**

Tuesday, May 8, 2018 @ 6:30 PM

- I) Attendance sheet on file.
- II) Presentation by Shaun Brady Deputy Director of Bronx Office of City Planning.
- III) Proposed Zoning Text Amendment: M1 Hotel Special Permit.
- IV) There are 600 hotels with 116,000 hotel rooms in NYC, and 24,000 rooms are under construction.
- V) The hotel market has extended beyond Manhattan into the outer boroughs.
- VI) 30% of hotel rooms under construction citywide are in M1 districts, whereas 13% of existing rooms are in M1 zones.
- VII) DCP is proposing a zoning text amendment to establish a CPC Special Permit for new hotels, motels, tourist cabins, and boatels in M1 districts.
- VIII) A Special Permit is a discretionary action subject to a full ULURP review.
 - IX) Developers now have As of Right permission to build in manufacturing districts.
 - X) The Special Permit would require them to come to the community board and go through the ULURP process if they want to build in a manufacturing area.
 - XI) This applies to commercial hotels.
- XII) New transient hotels will be permitted by Special Permit when City Planning Commission finds the following:
 - A) The proposed site plan includes that are necessary to address potential conflicts between the hotel and adjacent uses.
 - B) The new hotel development will not cause undue vehicular or pedestrian congestion on local streets.
 - C) The proposed new hotel development will not impair the essential character or future use of the surrounding area.
- XIII) This is a text amendment not a full ULURP.
- XIV) Board must respond by 6/26/2018.
- XV) **Motion(s):**
 - A) To send a Letter of Support for the Proposed Zoning Text Amendment M1 Special Permit.
- XVI) Meeting adjourned.



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