



ZONING DIVISION

Marisa Lago, *Director*
Department of City Planning

May 3, 2021

Re: N 210406 ZRY- Proposed Citywide Hotels Text Amendment

Dear New Yorker:

On May 3, 2021, the Department of City Planning referred out the Citywide Hotels Text Amendment (N 210406 ZRY), beginning the public review process.

The special permit would newly require a CPC special permit for new hotels and enlargements where hotels are permitted as-of-right today: C1, C2, C4, C5, C6, C8, Mixed Use (MX), and paired M1/R districts. The proposed CPC special permit would replace existing CPC special permits for new hotels in the special purpose districts. The special permit for hotels in M1 manufacturing districts would retain its findings that are specific to light industrial areas.

The proposed zoning text amendment would affect every community district within the City, since all community districts contain zoning districts that currently permit as-of-right hotel development, either in the form of commercial (C) districts or mixed-use (MX) districts. In addition, since changes to discontinuance provisions described below may apply to existing hotels that are closed on the date of enactment and could apply in all districts, including residence districts, citywide, the action has the potential to affect all community districts.

Please refer to the digital application in this transmission for a more detailed description of the proposed amendment. Additional information on the proposal is available on the Department of City Planning's website.

The application for the zoning text amendment (N 210406 ZRY) is subject to your review. Zoning text amendments are not subject to the Uniform Land Use Review Procedure. The Department of City Planning is referring this application to the affected Community Boards for 60 days. If you have any comments or recommendations on this application, please use the attached instructions to complete your submission by July 12, 2021.

Sincerely,

Frank Ruchala Jr., *Director, Zoning Division*
Chris Hayner, *Deputy Director, Zoning Division*
Eva Merlo, *Zoning Information Desk Administrator*
120 Broadway – 31st Floor, New York, N.Y. 10271-0001
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ENCLOSURE

C: Ryan Singer, DCP
Borough Presidents of the Bronx, Brooklyn, Manhattan, Queens, and Staten Island
Borough Boards of the Bronx, Brooklyn, Manhattan, Queens, and Staten Island
Bronx Community Boards: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
Brooklyn Community Boards: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18
Manhattan Community Boards: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
Queens Community Boards: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
Staten Island Community Boards: 1, 2, 3
Department of Buildings
Board of Standards and Appeals
City Council, Land Use Division

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