



NYC DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

December 21, 2020

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 21DCP111Y)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Citywide Hotel Text Amendment** proposal (CEQR Number 21DCP111Y). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Friday, January 22, 2021 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the NYC Engage site, <https://www.nyc.gov/engage> or dial the following number.

Dial-in information:
(646) 558-8656

Webinar ID: 912 4293 2752
Passcode: 1

If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

Dial-in information:
(646) 558-8656

Webinar ID: 993 6332 5843
Passcode: 1

Instructions on how to participate in the scoping meeting, as well as materials relating to the meeting, will be posted on the NYC Engage site the day of the public scoping meeting, no later than one hour before the start of the meeting. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream link can be found in the above NYC Engage link and will be made available on the day of the scoping meeting, no later than one hour before the meeting starts.

Written comments will be accepted through Monday, February 1st, 2021. They can be submitted by email to 21DCP111Y_DL@planning.nyc.gov or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Director, by calling (212) 720-3493 or by emailing oabinad@planning.nyc.gov. In addition, the Draft Scope of Work and scoping protocol will be made available for download at <https://www1.nyc.gov/site/planning/applicants/scoping-documents.page>.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling 212-720-3508. Requests must be submitted at least ten days before the meeting.

The New York City Department of City Planning (DCP) is proposing a citywide zoning text amendment to establish a City Planning Commission special permit (“CPC special permit”) for new and enlarged transient hotels (Use Group 5), and motels, tourist cabins and boatels (Use Group 7). The new CPC special permit will replace existing special permits in Special Purpose Districts and require a CPC special permit citywide for new hotels and enlargements in commercial (C1, C2, C4, C5, C6, C8), Mixed Use districts (MX), and paired M1/R districts. The proposed text amendment would retain existing findings and regulations for commercial hotels in M1 districts where a special permit was adopted in December 2018. The Proposed Action would also retain provisions adopted in the 2018 text amendment to exempt hotels in M1 district operated for a public purpose. 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 or mixed-use districts.

The proposed zoning text amendment aims to create a more consistent framework for hotel development citywide and to ensure that new hotels are established only on appropriate sites based on reasonable considerations regarding the hotel development’s impact on the future use and development of the surrounding area.

Although the COVID-19 Pandemic caused an abrupt and precipitous drop in hotel occupancy and construction, visitation is expected to return along with demand for new hotels. When demand returns, a more uniform zoning framework for all new hotels citywide can support more predictable development and limit the extent to which a hotel use may impair the future use or development of the surrounding area. Review of the projects within the context of an area around a new hotel will result in better configuration of the hotel to minimize conflicts with adjacent uses and protect the safety of residents and hotel guests. The proposed text amendment will create a consistent zoning framework for new hotels and allow the CPC to evaluate the hotel use to ensure it does not impair the future use or development of the surrounding area.

The analysis year for the Proposed Action is 2035.